A meeting of the **DEVELOPMENT MANAGEMENT PANEL** will be held in **THE CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 15 FEBRUARY 2016** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES

1. MINUTES (Pages 5 - 10)

To approve as a correct record the Minutes of the meeting of the Panel held on

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any item. Please see Notes below.

3. DEVELOPMENT MANAGEMENT - OTHER APPLICATION

(a) St Neots (Pages 11 - 24)

Development of mixed use urban extension to include; residential development of up to 2,800 dwellings, up to 63,500 sq m of employment development, District Centre including shops, services, community and health uses , Local Centre, Two Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including 4 new access points and associated infrastructure - Wintringham Park, Cambridge Road, St Neots.

4. DEVELOPMENT MANAGEMENT - DEFERRED ITEM

(a) St Ives (Pages 25 - 70)

Change of use to A4 public house, together with internal and external alterations and extension - 8 Market Hill, St Ives.

5. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT

(a) Houghton and Wyton (Pages 71 - 102)

Residential development with access road, open space, balancing pond, including demolition - Houghton Grange, Houghton.

6. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

(a) Ellington (Pages 103 - 130)

Change of use of agricultural land and erection of two portal framed buildings, associated external works and landscaping to allow for the relocation of Ben Burgess Ellington. (Agricultural Machinery Dealership) - Land West of Brook Farm, Thrapston Road, Ellington.

(b) Huntingdon (Pages 131 - 144)

Proposed erection of dwelling and associated parking and turning - Land at 15 Mill Road, Hartford.

(c) Little Paxton (Pages 145 - 162)

Erect a convenience retail building and alter existing site entrance and car parking facilities to suit - The Conservatory Village, Great North Road, Little Paxton, St Neots.

(d) Spaldwick (Pages 163 - 178)

Amended scheme for detached dwelling on land adjacent to 19 Littlecotes Close. Spaldwick (Previous approved scheme reference is 1201357FUL) - Land at 19, Littlecotes Close, Spaldwick.

(e) St Ives (Pages 179 - 210)

Construction of an additional storey and ground floor extension to existing bungalow to create 2 no. two bedroom flats plus construction of new two bedroom bungalow – 45 Ouse Road, St Ives.

(f) Warboys (Pages 211 - 282)

Residential development of up to 74 dwellings including access - Land South of Farriers Way and Bencroft Lane, Warboys.

LATE REPRESENTATIONS

Dated this 3 day of February 2016

Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

(1) Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.

(2) A Member has a disclosable pecuniary interest if it -

(a) relates to you, or
(b) is an interest of -

(i) your spouse or civil partner; or
(ii) a person with whom you are living as husband and wife; or
(iii) a person with whom you are living as if you were civil partners

and you are aware that the other person has the interest.

(3) Disclosable pecuniary interests includes -

(a) any employment or profession carried out for profit or gain;
(b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);
(c) any current contracts with the Council;
(d) any beneficial interest in land/property within the Council's area;
(e) any licence for a month or longer to occupy land in the Council's area;
(f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or
(g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.

Non-Statutory Disclosable Interests

(4) If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.

(5) A Member has a non-statutory disclosable interest where -

(a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or
(b) it relates to or is likely to affect a disclosable pecuniary interest, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association, or
(c) it relates to or is likely to affect any body –

(i) exercising functions of a public nature; or
(ii) directed to charitable purposes; or
(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.

and that interest is not a disclosable pecuniary interest.

2. Filming, Photography and Recording at Council Meetings

The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening at meetings. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and available via the following link filming,photography-and-recording-at-council-meetings.pdf or on request from the Democratic Services Team. The Council understands that some members of the public attending its meetings may not wish to

be filmed. The Chairman of the meeting will facilitate this preference by ensuring that any such request not to be recorded is respected.

Please contact Anthony Roberts, Democratic Services Team, Tel No. 01480 388015/e-mail: Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk *(under Councils and Democracy).*

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 18 January 2016.

PRESENT: Councillor Mrs B E Boddington – Chairman.

Councillors P L E Bucknell, G J Bull, E R Butler, Mrs S Conboy, Mrs A D Curtis, D B Dew, Mrs A Dickinson, R S Farrer, I D Gardener, Ms L Kadic, J P Morris, J M Palmer, P D Reeve, R G Tuplin and R J West.

44. MINUTES

The Minutes of the meeting of the Panel held on 14th December 2015 were approved as a correct record and signed by the Chairman.

45. MEMBERS' INTERESTS

No declarations of interests were received.

46. AGENDA

The Chairman announced that Item No. 5 Tree Preservation Order Sub- Group had been withdrawn from the Agenda.

47. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Whereupon, it was

RESOLVED

(a) Kimbolton

(Councillor P Seabrook, Kimbolton and Stoneley Parish Council, Councillor J A Gray, Ward Member, and Mr D Shaw, Agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted.

At 7.35pm Councillor D B Dew left the meeting and

Councillor J P Morris took his seat.

(b) Spaldwick

(Mrs C Traynor, Applicant, addressed the Panel on the application).

that the application be refused for the following reasons:

- the erection of a dwelling at this site would constitute nonessential development in the open countryside, outside the built up area of Spaldwick. The proposal, by reason of the scale, massing and location would extend built development into the open countryside, where it would be visually intrusive and would have an adverse impact on the character, visual amenities and setting of the site and the edge of the settlement in general. The proposal would therefore be contrary to the provisions of paragraph 55 of the National Planning Policy Framework 2012 and policies H23, En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, and policies LP1, LP11, LP13 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013;

- the proposed dwelling by reason of its siting, scale and massing would create a visually intrusive and harmful form of development which would erode the character and appearance of the Conservation Area, and fail to conserve the settings of the adjacent grade II* and grade II Listed Buildings. This harm, whilst less than substantial, would not be outweighed by public benefit in accordance with paragraph 134 of the NPPF. As such the proposal is contrary to paragraph 134 and section 7 of the National Planning Policy Framework 2012, The Planning (Listed Buildings and Conservation Areas) Act 1990, policies En2, En5, En6, En9, and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Huntingdonshire Local Plan Alterations 2002, policy CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, policies LP13 and LP31 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013; and

- the site is located in Flood Zones 3 of the Environment Agency Flood Maps. The proposed development is not considered acceptable and would result in inappropriate development in an area of high probability of flood risk contrary to the NPPF which seeks to locate development away from the areas at the highest risk of flooding. The Flood Risk Assessment submitted with this application does not comply with the requirements set out in the National Planning Policy Framework and does not provide a suitable basis for an assessment to be made of the

flood risks arising from the proposed development. The development is therefore contrary to paragraphs 018 - 022 of the Planning Practice Guidance, paragraphs 100-104 of the NPPF, and policy CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Adopted Core Strategy and emerging policies LP1 and LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

(c) Stilton

(Mr C Campbell, Agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted.

(d) Upton and Coppingford

(Mr D Stewart, Upton and Coppingford Parish Council, Mr K Warsap, Objector, and Mr P Branston, Agent, addressed the Panel on the application).

that the application be deferred to allow the applicant to continue discussions with planning officers ultimately to ensure accurate drawings are submitted to the Planning Department that reflect the true situation on site and, once accurate drawings have been provided to officers and provided officers are satisfied with all aspects of the development, final determination of the application be delegated to the Planning Service Manager.

(e) Buckden

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted.

(f) Catworth

(Mr M Flood, Agent, addressed the Panel on the application).

a) that application 15/01722/FUL be refused for the following reasons

- the proposed new build dwellings, by virtue of their backland position on an open piece of land on the very edge of the built-up area, would represent an incongruous form of development in an area of transition to the open countryside. The proposal would fail to respect the overriding and established linear/frontage form of development that characterises the area. The proposal would therefore be unacceptable and would fail to

comply with policies En25, H33 and H35 of the Huntingdonshire Local Plan 1995 and LP13 of the Local Plan to 2036: Stage 3;

- the proposed new build dwellings, by virtue of the loss of the open garden area associated with the Race Horse listed building, their height, scale, lack of subservience to the existing historic buildings on the site, and design, would adversely impact on views of, and from, this listed building and the conservation area. The dwellings would also have a harmful impact on the setting and significance of the adjacent grade II listed building, 39-41 High Street. The dwellings would therefore fail to sustain or enhance the character and appearance of the conservation area, and would undermine the significance of the adjacent listed buildings and their setting. The harm caused would be "less than substantial" to the significance of the buildings as designated heritage assets, but the harm would not be outweighed by the public benefit of the proposal. The proposal would fail to fulfil the requirements under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to comply with policies En2, En5, En6, En9 and En25 of the Local Plan (1995); CS1 of the Core Strategy 2009; LP13 and LP31 of the draft Local Plan to 2036: Stage 3 (2013), and the NPPF paragraphs 17 (bullet point 10), 56, 58, 64, 131 and 132; and

- the conversion of the curtilage listed B&B building would, by virtue of the subdivision from the Racehorse and the creation of a new, separate residential curtilage, diminish the historic relationship with the Racehorse. The loss of openness would adversely impact the setting of the Racehorse. Furthermore, insufficient detail was included to ascertain whether the historic fabric of the B&B would be negatively impacted by the proposed internal alterations. The harm caused would be "less than substantial" to the significance of the building as a designated heritage asset, but the harm would not be outweighed by the public benefit of the proposal. As such, the proposal would be contrary to policies En2 of the Huntingdonshire Local Plan (1995), LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), paragraphs 129 and 131-134 of the NPPF, and S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and

b) that application 15/01723/LBC be refused because the conversion of the curtilage listed B&B building would, by virtue of the subdivision from the Racehorse and the creation of a new, separate residential curtilage, diminish the historic relationship with the Racehorse. Furthermore, insufficient detail was included to ascertain whether the historic fabric of the B&B would be negatively impacted by the proposed internal alterations. The harm caused would be "less than substantial" to the significance of the building as a designated heritage asset, but the harm would not be outweighed by the public benefit of the proposal. As such, the proposal would be contrary to policies En2 of the Huntingdonshire Local Plan (1995), LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013), paragraphs 129 and 131-134 of the NPPF, and S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

At 9.05pm the meeting was adjourned.

At 9.10pm the meeting was reconvened.

(g) Great Stukeley

Mr D Mead, Agent, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted.

(h) Hemingford Grey

(Councillor R Waters, Hemingford Grey Parish Council, addressed the Panel on the application).

that the application be approved subject to conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report now submitted.

(i) Huntingdon

(Mr B Barnes and Mr P Wilson, Objectors, and Mr S Tindle, Agent, addressed the Panel on the application).

that the application be deferred to enable further work to be undertaken on the potential impacts of the application and for engagement to take place with interested parties.

(j) Ramsey Mereside

that, following the expiry of the advertisement and site notice making it clear that the application is a departure from the development plan, the Head of Development be authorised to approve the application subject to conditions to be determined by the Head of Development.

48. APPEAL DECISIONS

The Panel received and noted a report by the Planning Service Manager (Development Management), which contained details of seven recent decisions by the Planning Inspectorate.

RESOLVED

that the contents of the report be noted.

Chairman

DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **1300178OUT (OUTLINE APPLICATION)**

Proposal: **DEVELOPMENT OF MIXED USE URBAN EXTENSION TO INCLUDE; RESIDENTIAL DEVELOPMENT OF UP TO 2,800 DWELLINGS, UP TO 63,500 SQ M OF EMPLOYMENT DEVELOPMENT, DISTRICT CENTRE INCLUDING SHOPS, SERVICES, COMMUNITY AND HEALTH USES , LOCAL CENTRE, TWO PRIMARY SCHOOLS, OPEN SPACE, PLAY AREAS, RECREATION FACILITIES AND LANDSCAPING, STRATEGIC ACCESS IMPROVEMENTS INCLUDING 4 NEW ACCESS POINTS AND ASSOCIATED INFRASTRUCTURE.**

Location: **WINTRINGHAM PARK CAMBRIDGE ROAD ST NEOTS**

Applicant: **THE WINTRINGHAM PARK CONSORTIUM**

Grid Ref: **519875 259612**

Date of Registration: **14.02.2013**

Parish: **ST NEOTS**

Recommendation:

1. The Panel delegates authority to finalise the terms of the S.106 agreement to the Head of Development in consultation with the Executive Member for Strategic Planning and Housing, the Chairman of the Development Management Panel and the Chairman of the S.106 Advisory Group; and

   Following the completion of the S.106, application 1300178OUT be approved subject to conditions;

   Or

2. Application 1300178OUT be refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

1.0 Introduction:

1.1 This application for land known as Wintringham Park was first reported to members on the 7th April 2014. Further progress reports were reported to members on the 16th March 2015 and the 20th April 2015, and links to both reports are provided below This is a supplemental report to be read in tandem with those links

1.2 Summary of the conclusions of the April 2014 report for 1300178OUT:

"There are a number of issues that remain to be resolved, including the impact of the proposal on Caxton Gibbet, primary school size and open space requirements and any comments received in response to the EIA publicity will need to be carefully considered, but subject to the satisfactory resolution of these issues it is consider that:

- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF
- the proposed parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
- the proposed development will contribute to the creation of a mixed community integrating homes, jobs, services and facilities
- it will promote healthy, active lifestyle through green space and sport and recreation facilities
- it will maximise opportunities for use of public transport, walking and cycling
- it will minimise pollution
- it will manage flood risk and drainage effectively
- it will have less than substantial harm to heritage assets that is outweighed by the community benefits
- it will have no significant adverse impacts on features of landscape or ecological value
- it will incorporate energy efficiency measures
- it will generate an acceptable level of waste and promote recycling, and
- it will provide appropriate infrastructure to meet the needs generated by the development

1.3 Having regard to national and local planning policies, the ES and all comments received, and subject to the resolution of the matters identified above, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots."

1.4 At the April 2014 Panel, it was resolved that:

"Having been advised by Councillor R G Tuplin of the views of the Section 106 Agreement Advisory Group and subject to the resolution of the issues described in paragraph 7.108 of the report now submitted (which were Caxton Gibbet, primary school size and open space requirements) and the inclusion within these of matters relating to the local highway network and public footpath no. 54, the proposed development and proposed uses for the site be supported, in principle, and the Assistant Director, Environment, Growth and Planning be requested to continue to negotiate obligations based on the principles established to make the development acceptable in planning terms and subsequently report back to the Panel on the outcome of negotiations together with suggested matters to be the subject of conditions."

1.5 At March 2015 Panel, it was resolved that:

The report be received and noted.

1.6 At April 2015 Panel, it was resolved that:

"subject to the satisfactory resolution of the issues relating to the local highway network and subject to the satisfactory completion of the Section 106 Legal Agreement (including the amount of formal open space to be provided) and conditions to be determined by the Head of Development after consultation with the 1.7 Chairmen of the Section 106 Advisory Group and of the Development Management Panel and the Executive Councillor for Planning and Housing Strategy, the application be approved."

2.0 Description of the Site:

The description remains unchanged from the previous reports.

3.0 National Planning Policy:

Remains unchanged.

4.0 Planning Policy:

Although the Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015 ran from the 23rd January 2015 to the 20th March 2015, the Stage 3 Draft Local Plan considered in the April 2014 report, March 2015 and April 2015 currently remains the basis of decision-making.

St Neots Town Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 17 October 2013. The proposed Neighbourhood Area was subject to public consultation for six weeks between 19 July and 30 August 2013.

St Neots Town Council have prepared a Neighbourhood Plan and submitted it to Huntingdonshire District Council. The plan was consulted upon between 29 July and 9 September 2014. The St Neots Neighbourhood Plan was subject to independent examination from 12 January 2015. The examiner's report was published on 3 March 2015. A referendum relating to the adoption of the St Neots Neighbourhood Plan will be held on 4 February 2016.

5.0 Consultation Responses since April DMP 2015:

All comments remain the same with the exception of Cambridgeshire County Council Highways who advise that it now has sufficient information to confirm that there is an acceptable solution for the Cromwell Road/Station Road Junction.

6.0 Representations:

No further representations

7.0 The Environmental Statement:

No changes since the last report in April 2015, which clarified that a revised consultation process was undertaken in March 2015

8.0 ASSESSMENT:

8.1 The approach to planning applications.

The approach to planning applications remains the same, however, it is recognised that a referendum on the St. Neots Neighbourhood Plan

is planned for the 4th February. At the time of drafting this report, and in accordance with paragraph 216 of the NPPF, this document is given significant weight.

The report to members in April 2015 highlighted 3 outstanding matters, namely local highway matters, the provision of formal open space and viability matters.

8.2 Local Highway Matters:

As already highlighted in this report CCC Highways are confident that a solution to local highway matters can be achieved, and this can be secured via the S106 process and the use of planning conditions.

8.4 Formal Open Space:

The previous report highlighted that HDC Lifestyles and Sport England objected to the quantum of formal open space provided. That report also advised that the quantum proposed would be considered as part of viability discussions.

The revised plans indicate 8.65ha (exclusive of school sites) of formal open space will be delivered against the SPD requirement of 10.54ha. If school sites were to be included in the future this would equate to 11.15ha.

Concerns have also been expressed about the quality of formal open sports and a desire to centralise formal open space. The formal open space is proposed in 3 principle areas, on a green spine to the north of the site, a parcel of land to the west of the site (adjacent to the railway line) and an area of land to the east of the site. The area of land to the east of the site is also under a mains electricity line and guidance indicates that there will need to be a 30m buffer around conductors. The applicant is confident that the formal open space and skate park will not be compromised due to the overhead electricity line.

Having regard to the broader infrastructure needs of the development and the requirement to delivery affordable housing, it is considered, on balance, that the formal open space as submitted in February 2015 is acceptable.

8.5 Viability Matters:

A final offer of …10 % affordable housing across the site was submitted by the applicant in December and is currently under consideration by the Council's consultants. The applicant has requested that the application be determined on or before the end of February 2016. It is for that reason the recommendation is now amended to include refusal should it be determined that the applicant has failed to or is unwilling to complete the obligation necessary to make the development acceptable in planning terms, within the application determination deadlines as agreed through the extension of time process

8.6 Summary:

S106 and/or conditions will be used to secure improvements to the local highway network and the provision of formal open space. Viability matters remain under consideration at the time of considering this report.

9.0 Recommendation:

1. The Panel delegates authority to finalise the terms of the S.106 agreement to the Head of Development in consultation with the Executive Member for Strategic Planning and Housing, the Chairman of the Development Management Panel and the Chairman of the S.106 Advisory Group; and

Following the completion of the S.106, application 1300178OUT be approved subject to conditions;

Or

2. Application 1300178OUT be refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

CONTACT OFFICER:
Enquiries about this report to **Ms Clara Kerr Development Management Team Leader on 01480 388434**

Development Management Panel

Scale =1:15,000
Date Created: 04/03/2015

Application Ref: 1300178OUT
Location: St Neots

Huntingdonshire DISTRICT COUNCIL

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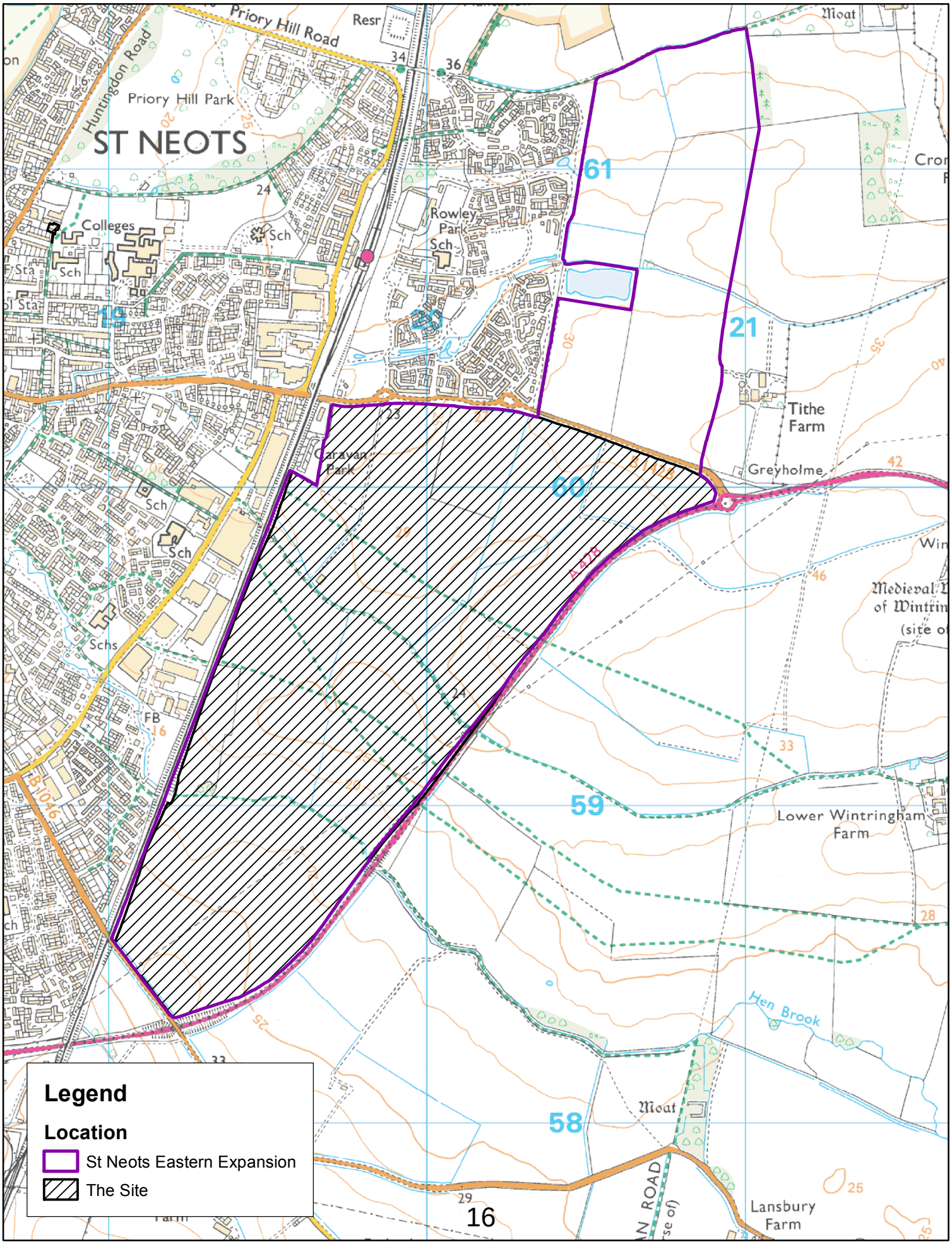
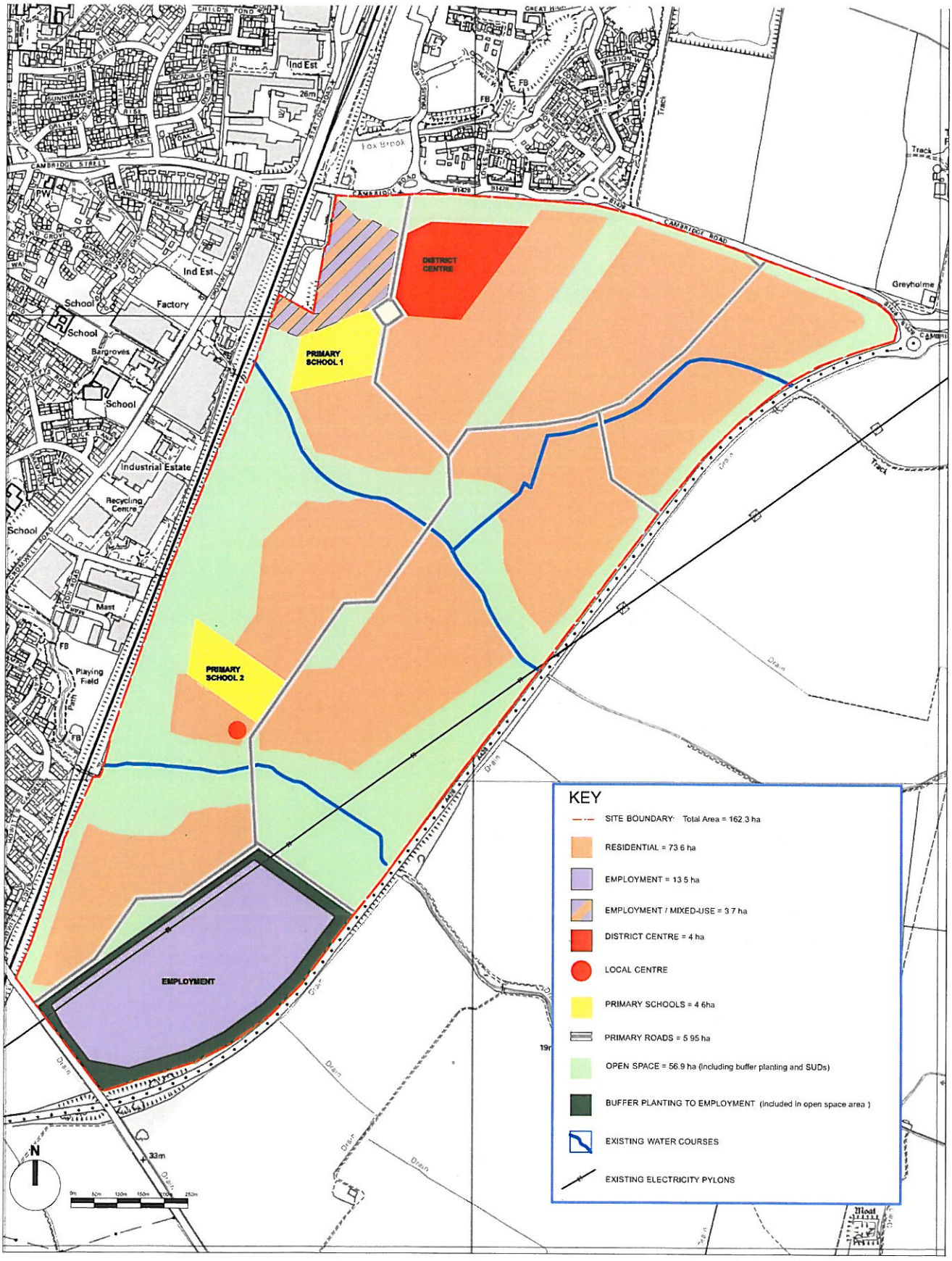
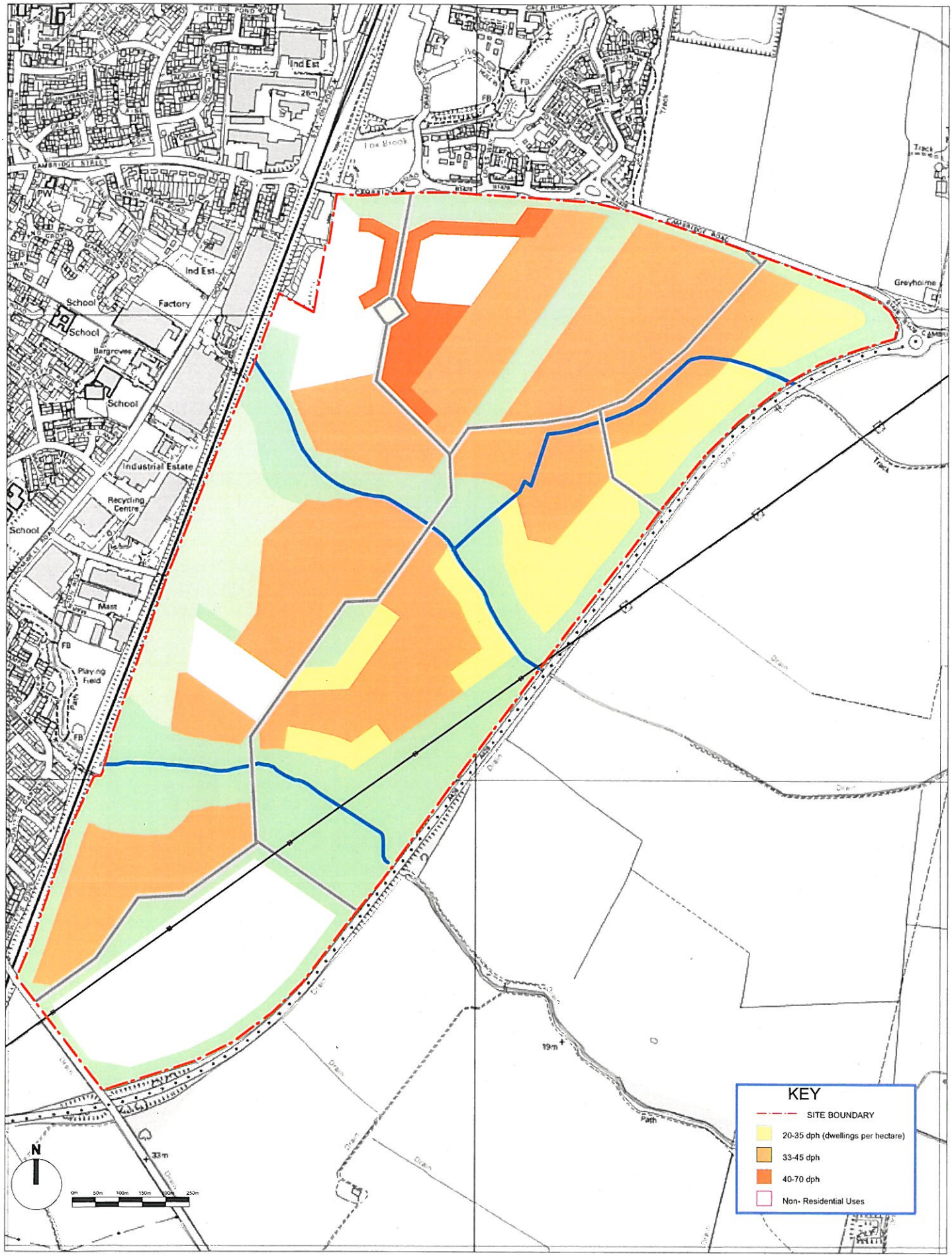
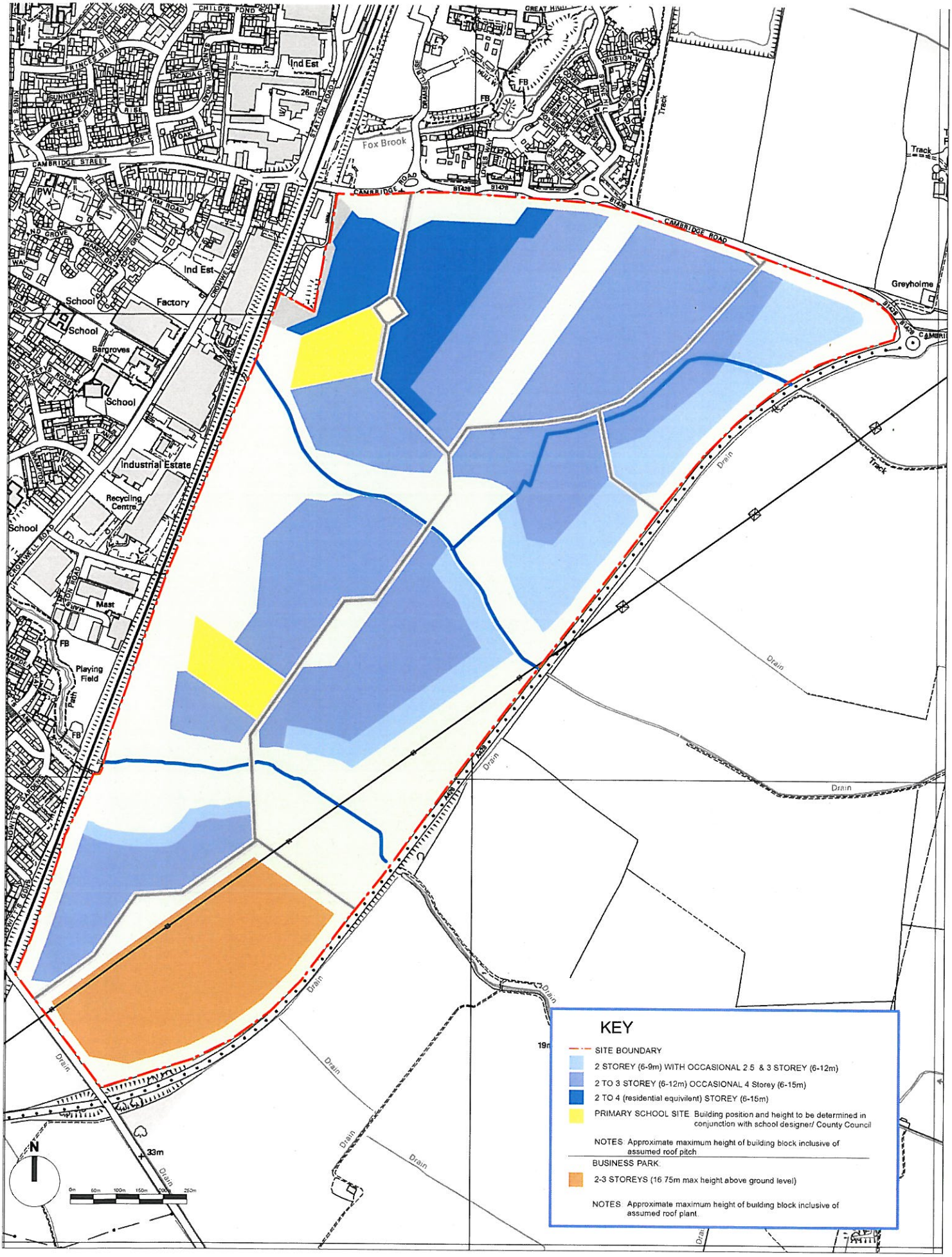
Ordnance Survey HDC 100022322




DISTRICT CENTRE
PRIMARY SCHOOL 1
PRIMARY SCHOOL 2
EMPLOYMENT
Ind Est
Factory
School
Bargroves
Industrial Estate
Recycling Centre
Playing Field
Mast
Greyholme
Track
Drain
Fox Brook
CAMBRIDGE ROAD
KEY
SITE BOUNDARY: Total Area = 162.3 ha
RESIDENTIAL = 73.6 ha
EMPLOYMENT = 13.5 ha
EMPLOYMENT / MIXED-USE = 3.7 ha
DISTRICT CENTRE = 4 ha
LOCAL CENTRE
PRIMARY SCHOOLS = 4.6ha
PRIMARY ROADS = 5.95 ha
OPEN SPACE = 56.9 ha (including buffer planting and SUDs)
BUFFER PLANTING TO EMPLOYMENT (included in open space area)
EXISTING WATER COURSES
EXISTING ELECTRICITY PYLONS
N
33m
WINTRINGHAM PARK
PARAMETER PLAN 1 : LAND USE

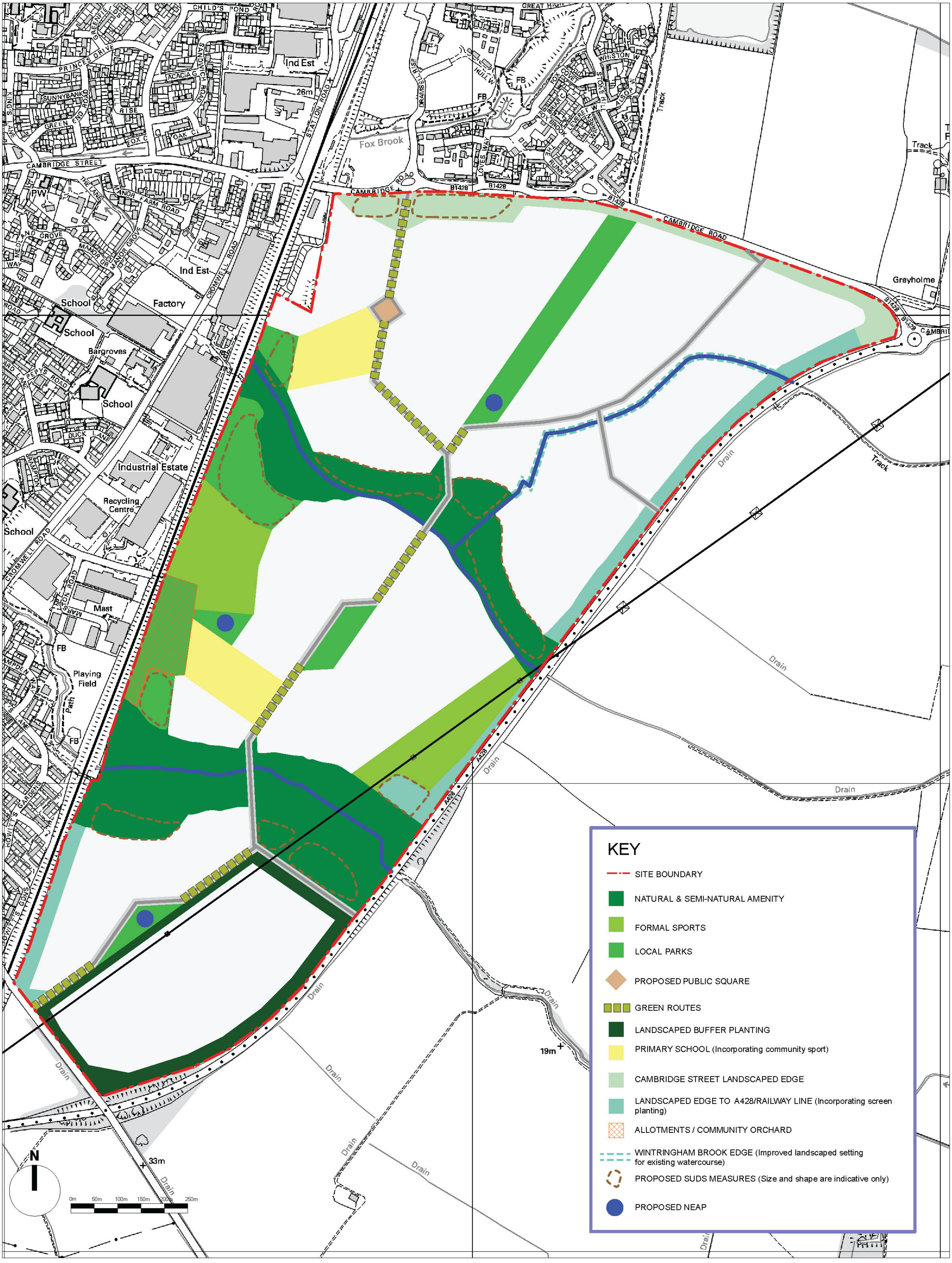


WINTRINGHAM PARK PARAMETER PLAN 3 : DENSITY



WINTRINGHAM PARK PARAMETER PLAN 4 : BUILDING HEIGHTS

JULY 2012 | 1:2500@A0 1:5000@A2 | 1201-O-1104 | GK | G



KEY

- SITE BOUNDARY
- NATURAL & SEMI-NATURAL AMENITY
- FORMAL SPORTS
- LOCAL PARKS
- PROPOSED PUBLIC SQUARE
- GREEN ROUTES
- LANDSCAPED BUFFER PLANTING
- PRIMARY SCHOOL (Incorporating community sport)
- CAMBRIDGE STREET LANDSCAPED EDGE
- LANDSCAPED EDGE TO A428/RAILWAY LINE (Incorporating screen planting)
- ALLOTMENTS / COMMUNITY ORCHARD
- WINTRINGHAM BROOK EDGE (Improved landscaped setting for existing watercourse)
- PROPOSED SUDS MEASURES (Size and shape are indicative only)
- PROPOSED NEAP

Space to live. David Wilson Homes

Connolly Homes

WINTRINGHAM PARK

PARAMETER PLAN 5: OPEN SPACE & LANDSCAPE

Date: JULY 2012
Scale: 1:2500@A0 1:5000@A2
Drawing Number: 1201- O -1105
Drawn: GK
Checked:
Rev.: G

Gardner Stewart Architects
architecture master planning urban design
Gardner, Stewart and Stewart Ltd
Long Lane Studios 143-153 Long Lane London SE1 4BS
tel 020 7407 2811 fax 020 7407 2822

GARDNER STEWART ARCHITECTS

Indicative Layout of Pitches for Formal Sports Provision
(Alternative pitch sizes and arrangements shown dotted)

KEY

	PARKS & GARDENS	**8.40 ha**
	(Civic square)	**0.20 ha**
	NATURAL & SEMI-NATURAL GREEN SPACE	**23.50 ha**
	FORMAL RECREATION SPACE	**7.50 ha**
	POTENTIAL SKATEPARK	**0.20 ha**
	POTENTIAL FOR COMMUNITY SPORT PITCHES WITHIN SCHOOL	**2.50 ha**
	ALLOTMENTS	**2.15 ha**
	GENERAL	**5.47 ha**
	NEIGHBOURHOOD EQUIPPED PLAY AREA (NEAP)	**1.68 ha**
	INFORMAL PLAY SPACE (Including 0.96 ha incorporated into Residential Parcels)	**3.70 ha**
	TOTAL:	**55.30 ha**
	GREEN ROUTES	
	PROPOSED SUDS AREAS (useable for approx. 85% of the year)	

N

0m 50m 100m 150m 200m 250m

Space to live. David Wilson Homes

Connolly Homes

WINTRINGHAM PARK Formal Sports Study

Date NOV 2014 | Drawn GK | Checked

Scale 1:2500@A0 1:5000@A2

Drawing Number 1201- O -1111 | Rev. C

Gardner Stewart Architects
architecture master planning urban design
Gardner, Stewart and Stewart Ltd
Long Lane Studios 142-152 Long Lane London SE1 4BS
tel 020 7407 8811 fax 020 7407 8522

GREEN PAPERS FOLLOW

1300178OUT

April 2014 DMP report,

March 2015 DMP report, and,

April 2015 DMP report

Available via the following link

http://publicaccess.huntingdonshire.gov.uk/online-applications/

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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/00682/FUL (FULL PLANNING APPLICATION)**

Proposal: **CHANGE OF USE TO A4 PUBLIC HOUSE, TOGETHER WITH INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSION**

Location: **8 MARKET HILL ST IVES PE27 5AL**

Applicant: **MR JON RANDALL**

Grid Ref: **531439 271186**

Date of Registration: **29.04.2015**

Parish: **ST IVES**

RECOMMENDATION - APPROVAL subject to the conditions listed in Section 8 of the October Panel report attached, and to include that the beer garden is not used after 2100hrs.

This application is referred to Panel because members deferred it from their October Development Management Panel (DMP) meeting. Members deferred decision to enable officers to Improve design of shopfront; Rethink the need for a beer garden; Consult with Parish and locals.

1. Assessment

1.1 On the 2nd November 2015, the agent submitted an Amended Plan ref;F1673-05 Rev A – Proposed Elevations (front elevation doors to have solid bottom panels), to address Members concerns raised at DMP on 19th October 2015; and their response to MAS noise report.

1.2 On the 16th November 2015 there was a stakeholder meeting where approx.12 people attended; and the agents hosted a public exhibition where approx.50 people attended.

1.3 On the 10th December 2015 the agent submitted: the Comments received and responses to those comments received from the Public Exhibition (included in green papers). Taking into account the comments received the applicants submitted a Management Plan document. This management plan document talks about:
-(Wetherspoons working practices regarding intolerance to excessive drinking and their 'Don't Do Drunk' policy;
- that a CCTV system operates in all their premises and their staff are trained to use it;
- That they subscribe to the local PubWatch scheme 'Banned from One – Banned from All' initiative;
- That they subscribe to security and Fire Safety practices;
- That they subscribe to community Liaison which enables Managers to be contacted by local residents 24 hrs per day 365 days a year for legitimate concerns.

1.4 In addition the applicants have also submitted an Outside area Management document; Graphic mock-up of Proposed Signage; Amended Plans ref;F1673-05 Rev B(Proposed Elevations) and F1673-02 Rev L (Proposed floor plans) The key design changes are that stallrisers have been introduced at the front and sliding doors have been moved from the rear elevation to the side.

1.5 The 14 day re-consultation on the Amended Plans received on the 10th December was carried out on the 21st December 2015.

2. CONSULTATIONS

2.1 **HDC EHPO** – No objection - Notwithstanding the submitted information the view of the EHPO remains the same (as per the Report in the Green Papers). The two consultants have differing views. Spectrum has been appointed by the applicant and MAS have been appointed by a third party, so it's obvious that they will take completely different viewpoints. EHPO officers still propose that the summer doors at the rear of the Pub and the Beer Garden are closed at 9pm for all public use. Smokers should be advised to smoke outside the front entrance after 9pm to protect the residential properties at the rear from excessive noise.

Officer response: Smokers standing outside the front of P.H. is not an unusual occurrence within the Town Centre, and would protect the amenity of local residents by directing the activity to the front rather than at the rear after 9pm. A condition is recommended that the beer garden closes at 9pm.

2.2 Consultee comments on the most recent Amended Plans received 10th December 2015:
St Ives Town Council (comments dated 13th January) Recommend Refusal (COPY ATTACHED)
-The change of use is not supported by policy.
-The NPPF supports beneficial competition. The Town Council considers increasing the number of Public Houses (P.H.) from 7 to 8 has minimal benefits.
-A P.H. this size is likely to increase the number of incidents of crime.
-The disputed evidence on noise between the applicant and local residents is noted. The HDC EHPO will need to make a positive statement on the likely noise generated by 80 people in the beer garden to that a proper assessment of the noise impact can take place. It is requested that an external noise sensor is provided.
-The proposed amendment to the front elevation is welcomed.

Officer response: The LPA note the concerns of the Town Council, however the LPA consider that the change of use can be supported by policy as per the original report presented to DMP in October 2015 (see Green papers). The issue of noise has been considered fully by the EHPO. The Police Architectural Liaison Officer has examined the crime date for the whole night time economy for St Ives Town Centre and has raised no objections to the proposal.

2.3 **Cambridgeshire Constabulary Architectural Liaison** – No objection - I confirm that I have viewed these amendments and remain to have no grounds for objection, or further observations.

2.4 **Environment Agency** – No objection - There are no EA issues within the Amended Plans. Therefore we have no comments to add to those previously made.

3. REPRESENTATIONS

3.1 The Local Planning Authority has received 7 representations following re-consultation (4 objections and 3 in support).

3.2 The objectors raise the following issues:
-it should also be listed as A3 use due to number of meals
-the building is only empty because it has served the purpose for the applicant
- the proposal will result in the loss of a retail unit
-the proposal will not be good for the economy as there are numerous A3/A4 uses in the town
-there are many A3/A4 establishments which already exist that the applicant could have bought
-impact on neighbours is serious.
-where will the smokers go if banned after 9pm
-in June 2015 Brighton LPA turned down a Wetherspoons due to loss of retail
-urge Panel to refuse the change of use
- that the proposal will cause noise and disturbance
-that the beer garden at the rear will generate noise, litter and crowds resulting in loss of amenity for residential properties
-that the proposal will impact on the wider neighbourhood from customers leaving late at night

3.3 In support:
-it will bring in additional footfall to the town, who will also support local businesses
-it will also increase the capacity of the guided busway and make the town more competitive
-provide employment
-that the prices will promote competition of benefit to those on lower incomes e.g. pensioners
-good value
-the beer garden should not be a problem as the Golden Lion has a large beer garden and no body complains about that
- A vacant shop being utilised which hopefully will bring more people into St Ives - young & old.

Officer response: the representations received following the re-consultation have raised no additional issues to those considered in October.

4. In terms of the design changes, below is a detailed description of the changes, as well as an assessment of the acceptability of these changes:

The shopfront

4.1 A traditional shopfront is now proposed with smaller openings, and the addition of stallrisers and panelling, the railings have been removed from the proposals. Signage would be subject of a separate application. This has been discussed with the Conservation Officer

who advises that the amended shopfront would be an improvement on the existing shopfront and will preserve the character and appearance of the conservation area. The proposal is therefore considered to accord with the NPPF; policies En5, En6 and En25 of the Local Plan 1995; CS1 of the Adopted Core Strategy 2009; LP1 and LP31 of the Draft Local Plan to 2036: Stage 3 2013. The draft policies can only be afforded limited weight in their consistency with the NPPF as they are emerging policies.

Alterations to the rear elevation

4.2 The proposed sliding doors have been moved from the rear elevation to the side elevation. Fixed glazing is proposed on the rear elevation, except for the proposed glazed Fire doors that have been repositioned from the side to the rear elevation. There is no objection to these changes in terms of visual amenity. The proposal is therefore considered to accord with the NPPF; policies En5, En6 and En25 of the Local Plan 1995; CS1 of the Adopted Core Strategy 2009; LP1 and LP31 of the Draft Local Plan to 2036: Stage 3 2013. The draft policies can only be afforded limited weight in their consistency with the NPPF as they are emerging policies.

In terms of issues relating to noise disturbance, and specifically the applicants noise survey states:

4.3 -Noise limits for mechanical services plant noise have been established for the sensitive trading hours and residual night time hours, based on background noise and taking account of BS 4142 guidelines relating to reasonable standards of noise. Predictions have indicated that with the specified noise control mitigation to items of mechanical plant (section 5.1.2), the overall noise from these services would meet noise limit objectives. Noise limits for the beer garden have been established taking account of WHO guidelines and BS 8233:2014. Noise levels from patrons in the beer garden area during both the normal and peak trading periods, would be lower than the WHO guideline noise levels for moderate annoyance at the nearby residential receptor locations. Furthermore, noise levels from the beer garden would not exceed the BS 8233:2014 indicated guideline noise levels outside of the nearby offices.
-Limits associated with noise breaking out of the summer opening doors at the front and rear of the premises have been established, taking account of WHO guidelines and BS 8233:2014. Predictions have indicated that noise levels would be lower than the WHO guideline noise levels for moderate annoyance at the nearby residential receptor locations. Furthermore, noise levels from open summer doors would not exceed the BS 8233:2014 indicated guideline noise levels outside of the nearby offices. The applicants noise survey concludes that the noise levels predicted for each of the potential noise impacts are sufficiently low not to cause an adverse impact on the nearby residential community.

4.4 Planning officers have had further discussions with the District Council pollution control officers. The pollution control team advise that the noise from the proposed use should not be a problem to sensitive receptors in the area. However, noise from the beer garden and the open back doors may have a negative effect on the Mulberry

Cottage during the late evening/night so would recommend putting time restrictions on the use of the beer garden.

4.5 A further Technical Document produced by Spectrum dated October 2015 was submitted by the applicant as a response to the concerns raised by MAS Environmental on behalf of the occupiers of Mulberry Cottage and Gateway House. MAS Environmental raised concerns over the conclusions of the noise impact assessment report. The Spectrum document concludes that the assessment methodology proposed by Spectrum, which was accepted by HDC, is widely accepted by many other local authorities. The criterion used is appropriate for the type of establishment to which planning permission is sought. The alternative IOA and BCC criterion suggested by MAS is intended for establishments which hold entertainment events. The Spectrum report goes onto argue that using this criteria here is misleading and is not intended for the assessment of noise from a beer garden or the summertime opening of doors at a Public House where no entertainment events would be held.

4.6 HDC pollution control officers advise, taking into account the additional information received, that their view remains the same (as per the Report in the Green Papers). The pollution control team add that the two consultants have differing views. Spectrum has been appointed by the applicant and MAS have been appointed by a third party, so it's obvious that they will take completely different viewpoints.

4.7 Subject to appropriate conditions, it is considered that the proposal complies with the NPPF; policy S14 of the Local Plan 1995; CS1 of the Adopted Local Plan 2009; LP1 and LP15 of the Draft Local Plan to 2036: Stage 3 2013. Whilst the policies are broadly consistent with the NPPF paragraphs 109 and 123 that seek to minimise against unacceptable levels of noise from new development including through the use of conditions, policies S14 and CS1 would be afforded greater weight as they are adopted policies, whilst LP1 and LP15 can only be given limited weight as they are emerging policies.

Consultation with Parish and Locals

4.8 In line with the Member decision to defer decision, the agents on the 16th November 2015 attended a stakeholders meeting with St Ives Town Council, Civic Society, St Ives Town Initiative, St Ives Retail Group; and hosted a public exhibition where approx.50 people attended. Data from a 'Comments Response Form' has been submitted by the applicant where the majority of responses were in support of the proposed development; the majority were in support of a viable use for the building although 9 would prefer a different use than Wetherspoons; the majority thought that the proposals would improve the appearance but it could be improved further e.g. no railings; there was a mix of general comments with only 2 people commenting that retail would be better, 1 person concerned regarding where smokers would go after 9pm and 7 people raising concerns over noise.

4.9 The applicant has taken these considerations into account by altering the shop front. Deliveries would take place at the front so that

neighbours at the rear would not be affected by noise associated with delivers. A beer garden is an important aspect of the business plan, however the applicant has re-positioned the sliding doors to the side to mitigate any potential noise from the building.

Conclusion:

4.10 The proposed development is considered to be compliant with relevant national and local planning policy since:
* It will bring a vacant building in a sustainable town centre location back into use.
* The scale and location of the development is not considered to have an overly detrimental impact upon the Conservation Area.
* It would not have a significant detrimental impact on the amenity of neighbours.
* It is acceptable in terms of highway safety.
* It would not be at risk of flooding or exacerbate the risk of flooding elsewhere.
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

8. RECOMMENDATION - APPROVAL subject to the conditions listed in Section 8 of the October DMP report attached, and to include a further condition that the beer garden is not used after 2100hrs.

CONTACT OFFICER:
Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

St Ives Town Council
TWINNED WITH STADTALLENDORF
TOWN CLERK: Alison Melnyczuk BA (Hons) FILCM
Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire PE27 5AL
Telephone: 01480 388929
email: clerk@stivestowncouncil.gov.uk

15 January 2016

Mr A Moffat
Head of Development
Huntingdonshire District Council

Dear Mr Moffat

Planning Application 15/00682 Wetherspoon plc

Following the decision by the HDC Development Management Panel to defer the decision at its October 2015 meeting, the Town Council met with the applicant on the 16th November and the applicant agreed to the following:

- Provide an impact statement on the development's impact on the existing pubs and restaurants in the town
- Consider an external noise sensor to enhance the monitoring of the external noise from the beer garden
- Redesign the front elevation to the remove the railings and move the rear door to lessen the noise impact on adjacent properties.

St Ives Town Council considered new information on the above application at its Planning Committee on Wednesday 13 January 2016 and **recommended rejection** for the following reasons.

Change of use to A4 Public House

The change of use is a direct contravention of HDC policy S12 that seeks to retain retail units in town centre. There are no policies in the NPPF or associated guidance document that contradicts this policy. In fact these documents requires planning authorities to have policies regarding suitable uses in town centres.

The applicant agreed to provide an impact statement at a meeting on the 16th November. They have now refused to do so. There is no evidence to support policy S12 being overruled by other considerations.

The NPPF and guidance support beneficial competition (Guidance on vitality of town centres paragraph 001). The Town Council considers that increasing the number of public houses in the town from 7 to 8 has minimal competition benefits. It could however cause existing premises to close which would leave the town centre with a number of disused buildings which would be difficult to find new uses. This would not enhance the vitality of the town centre.

The Town Council notes the recent Police report into nigh time economy crime in St Ives. However this only considered a limited area of the town centre. Police crime reports submitted to the Town Council indicate 1 or 2 incidents of violent crime associated with people leaving pubs per month. Recent incidents were recorded on 3 October, 5 November,

6 November, 12 December and 28 December. An additional public house of this size is likely to increase the number of incidents.

The Town Council is concerned that our previous comments linked to change of use were not covered in the Officers report on the original application.

Noise

The Town Council notes the disputed evidence on noise between the applicant and local residents. The HDC Environmental Health Officer will need to make a positive statement on the likely noise generated by 80 people in the beer garden so that a proper assessment of the noise impact can take place.

The Town Council requests that an external noise sensor be provided in the beer garden, set at a level to be agreed with the EHO. The sensor would have an indicator within the bar area. This will enable staff to monitor external noise.

Building Appearance

The Town Council welcomes the new front elevation and it is much improved from the original.

Yours sincerely

Alison Melnyczuk BA(Hons) FILCM
TOWN CLERK

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 13 January 2016
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1500682 21.12.2015	J D Wetherspoon plc Architect Victoria House Ack Lane East Bramhall Stockport Cheshire SK7 2BE	Change of Use to A4 public house, together with internal and external alterations and extension 8 Market Hill St Ives	Full	Recommend Refusal -Refer letter
1501696 10.12.2015	Mr D Waters The Willows 46 High Street Earith PE28 3PP	Change of Use from a store building to a residential property Boiler Room Sheltered Housing Crown Close St Ives	Full	Would Recommend Approval SUBJECT TO -a full asbestos survey being carried out and measures put in place for asbestos removal -assurances that all measures will be in hand to ensure no pollution is present on the site during the works -assurance that, in accordance with the Committee's previous recommendation, that the site is made safe and confirmed to be so before granting of the planning application
	Mr D Georgiev Eshedent Ltd 8 Owl Way Hartford Huntingdon PE29 1YZ	Change of use to a D1 Dental Practice 19B East Street St Ives	Full	Recommend Approval SUBJECT TO -agreement on appropriate signage

1502232 08.12.2015	Mr and Mrs M Potter Mr G Saberton Greg Saberton Design Tom's Hole Barn Branch Bank Prickwillow Ely CB7 4UR	Increase to the ridge height/loft conversion 68 Edinburgh Drive St Ives	Full	Recommend Approval -appropriate scale of development -does not impact on the street scene
1502273 18.12.2015	Mr R Money The Old Post Office Church Street Woodhurst Huntingdon PE28 3BN	Change garage to domestic area; infill to front; change flat roof to tiled pitched roof 16 Parkway St Ives	Full	Recommend Approval -appropriate scale of development -in keeping with street scene
1502322 31.12.2015	Burgess and Walker Transport Ltd Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Variation of conditions 3,11 and 18 of Planning Permission 15/01109 in relation to the erection of storage building with ancillary offices and use of land for outside storage with surfacing, drainage works and landscape planting Land North of Needingworth Industrial Estate Needingworth Road Needingworth	Section 73 consent	Recommend Approval -sensible amendments to conditions which do not affect the overall scheme

Development Management Panel

Scale =1:1,250
Date Created: 19/01/2016

Application Ref: 15/00682/FUL
Location: St Ives

Huntingdonshire DISTRICT COUNCIL

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Ordnance Survey HDC 100022322

Legend

- Listed Building
- The Site
- Conservation Area

H.M. LAND REGISTRY

TITLE NUMBER

CB206715

ORDNANCE SURVEY PLAN REFERENCE	TL 3171 O	Scale 1/1250
COUNTY CAMBRIDGESHIRE	DISTRICT HUNTINGDONSHIRE	© Crown Copyright

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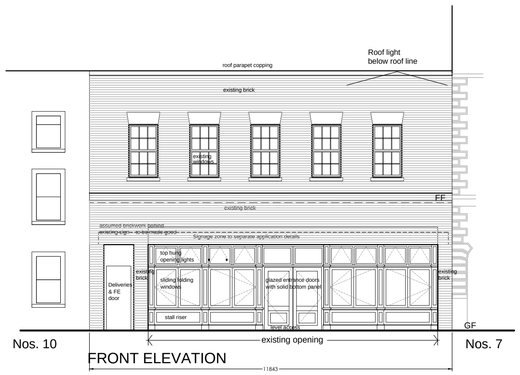
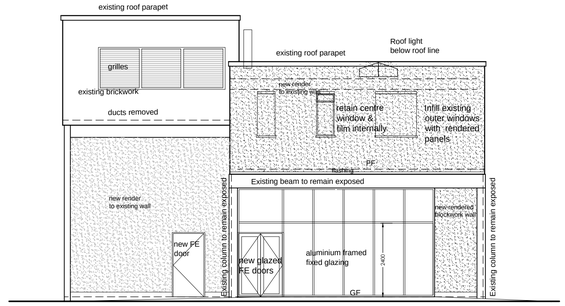
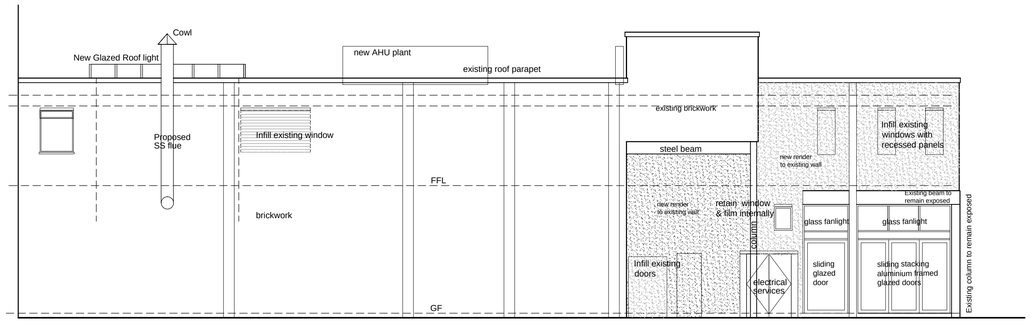


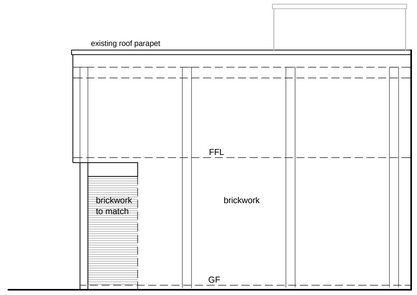
FRONT ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Drawing Status

Construction Status

Rev.		By	Date
B	Updated for stall risers at front, sliding doors moved from rear elevation to side	ATG	26.11.15
A	Front elevation doors to have solid bottom panels	ATG	02.11.15

architect
architecture and interior design

Architect CT
Victoria House
Ack Lane East
Bramhall
Cheshire
SK7 2BE

T: 0161-439 9205
E: general@architect-ct.co.uk
W: www.architect-ct.co.uk

Site

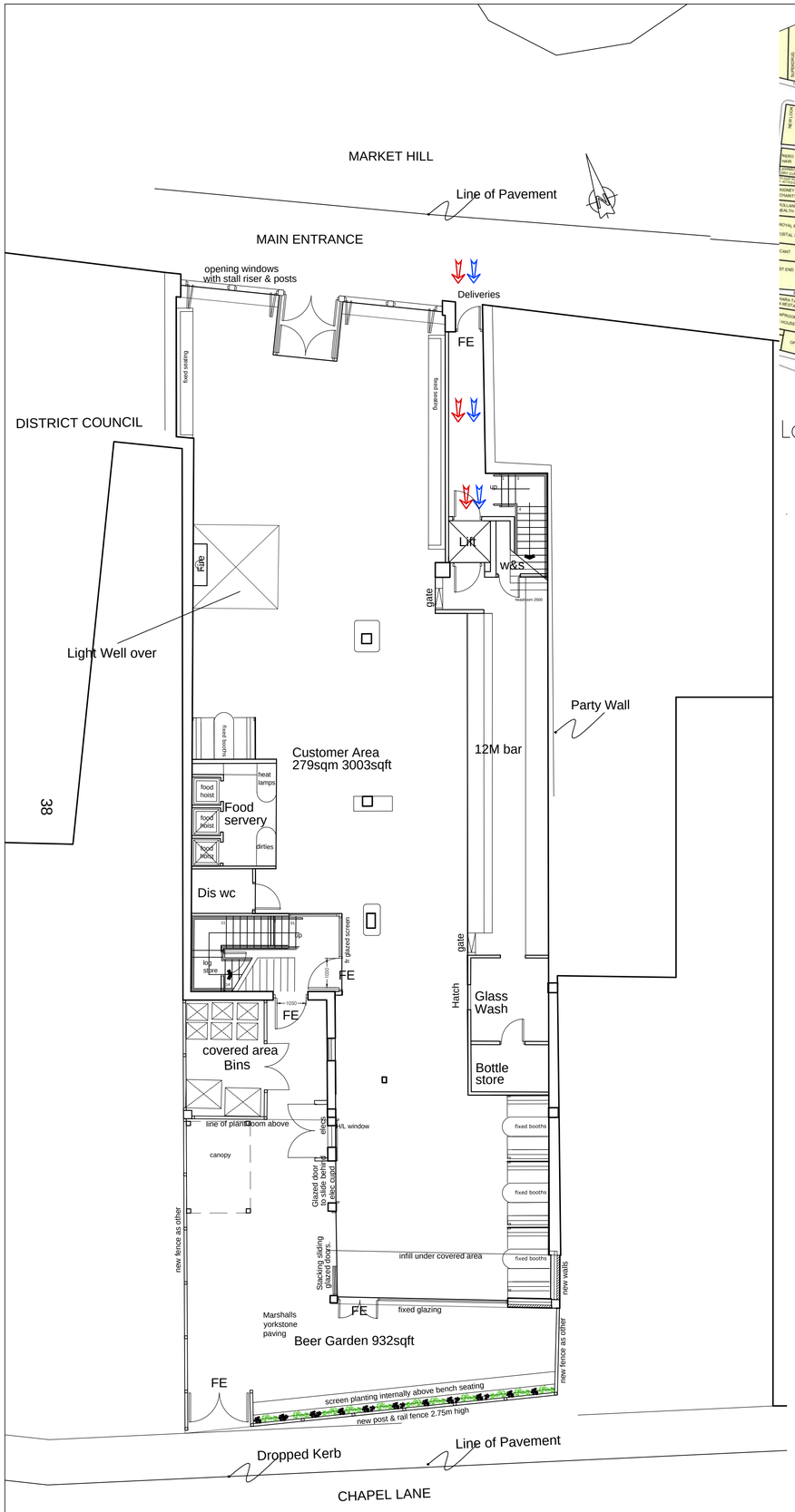
MARKET HILL
ST IVES

Title

PROPOSED
ELEVATIONS

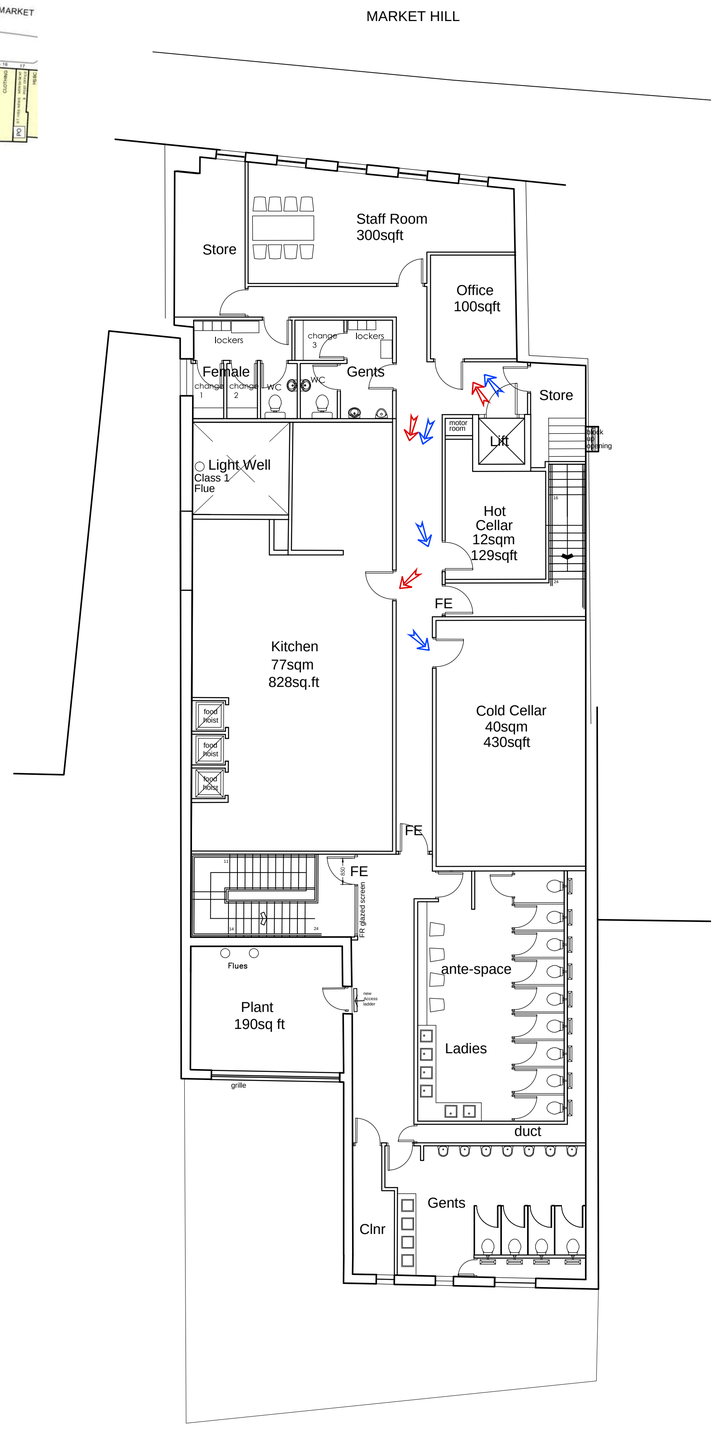
Project Manager/ Checked	Drawn By	Scale	Date
		1:100@A1	Mar 2015

Arch./Des.	Drawing Number	Rev.
	F1673 -05	B



Ground

Location Plan



First

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THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Feasibility Calculations:
Trading area 279sqm 3003 sqft = 372 customers
external drinking 87sqm = 932 sqft

FIRE ESCAPE
Front FE - 1900 clear = 380
Rear stair FE - 1050 clear =220
Side FE - 1300 clear = 260
Assuming largest (front)is blocked:
Escape Capacity = 480
Assuming rear & side are blocked (both within 45deg)
Escape Capacity = 380
Note- there is secondary escape from first floor

JDW Sanitary Calculations:
188 female = 9 wc/6wb
188 male = 4 wc/7u/4wb (no extra U req)

KEY
- Kitchen / Food deliveries
- Beer deliveries
- DAYLIGHT

Ground Floor Customer Area = 3013sqft
External Dining/ Drinking = 932sqft

Drawing Status			
Construction Status			
L	Updated for stall risers at front, sliding doors moved from rear elevation to side	ATG	26.11.15
K	Beer garden fence increased to 2.75m high	ATG	17.08.15
J	Rooflight reduced for kitchen	SM	29.06.15
I	Revised customer toilets and staff areas	SWG	19.03.15
H	Updated from notes	SWG	05.03.15
G	Updated following dog meeting	sm	26.02.15
F	Updated	ATG	04.02.15
E	Backfill fridges omitted & beer garden increased	ATG	10.09.14
D	trading increased to 3500sqft	sm	09.09.14
C	food servery updated	sm	08.09.14
B	urinals updated	PH	04.02.14
A	Layouts amended to latest brief	PH	04.02.14
Rev.		By	Date

architect
architecture and interior design

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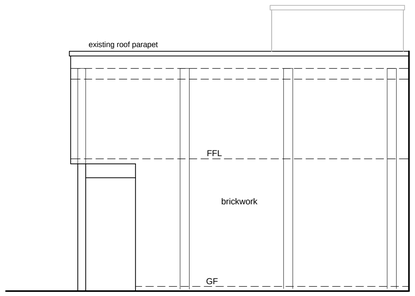
SK7 2BE

T: 0161-439 9205
E: general@architect-ct.co.uk
W: www.architect-ct.co.uk

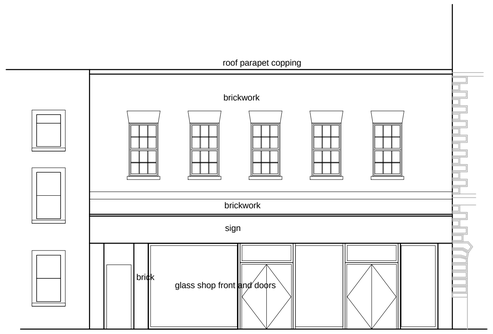
Site
MARKET HILL
ST IVES

Title
PROPOSED
FLOOR PLANS
PLANNING

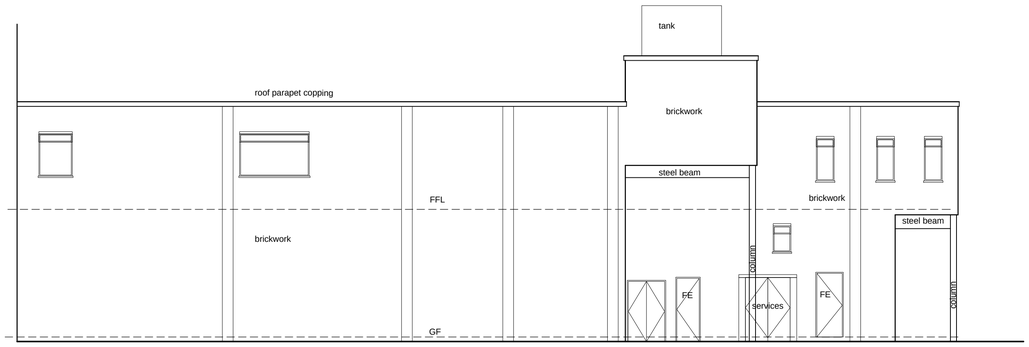
Project Manager/ Checked	Drawn By	Scale	Date
	PH	1:100@A1	JULY 2012
Arch./Des.	Drawing Number F1673 -02		Rev. L



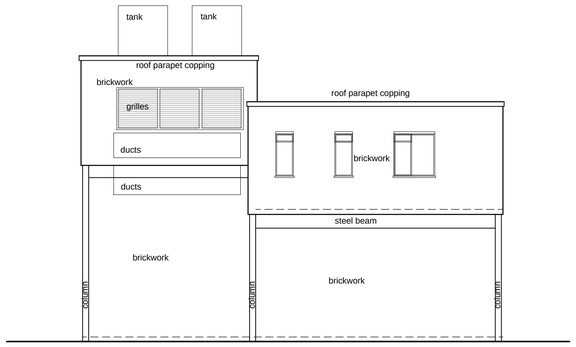
EAST SIDE ELEVATION



FRONT ELEVATION



WEST SIDE ELEVATION



REAR ELEVATION

NOTE:

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THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Drawing Status	
Construction Status	

Rev.		By	Date

architect
architecture and interior design

Architect CT
Victoria House
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Site

MARKET HILL
ST IVES

Title

EXISTING
ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
		1:100@A1	Mar 2015

Arch./Des.	Drawing Number	Rev.
	F1673 -04	

Existing front elevation

Existing rear elevation

NOTE:

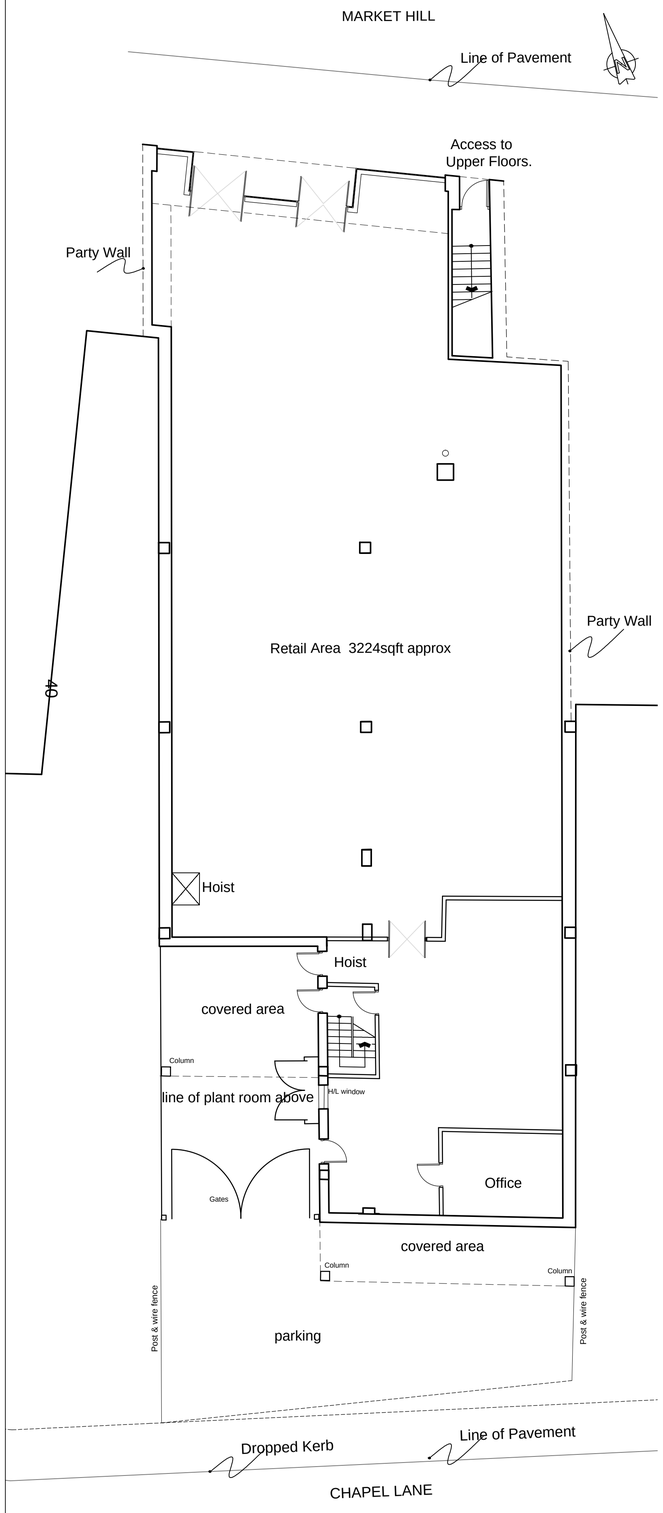
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

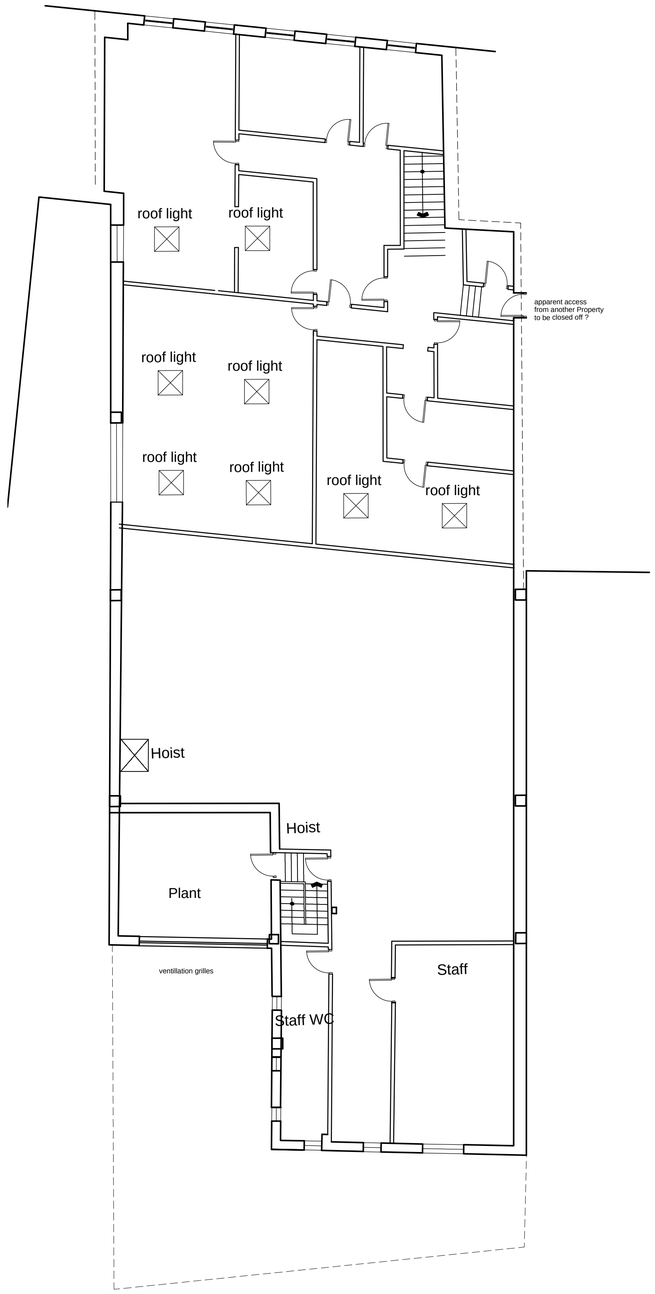
The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

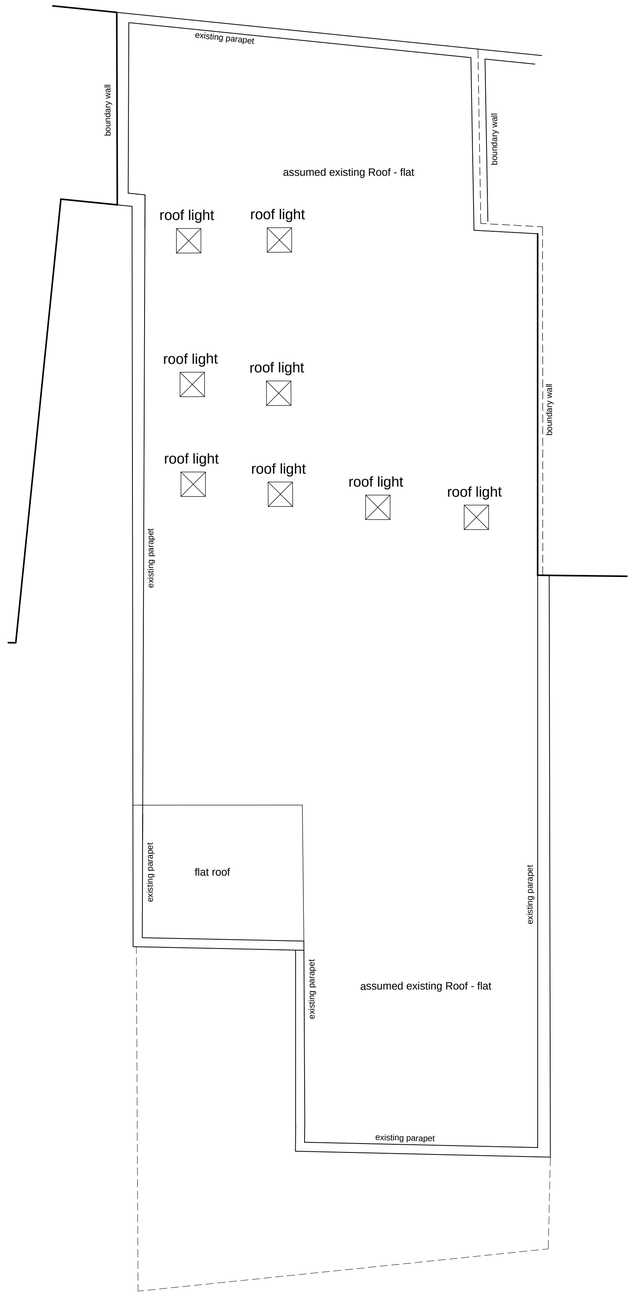
THIS SCHEME IS NOT BASED ON AN ACT SURVEY



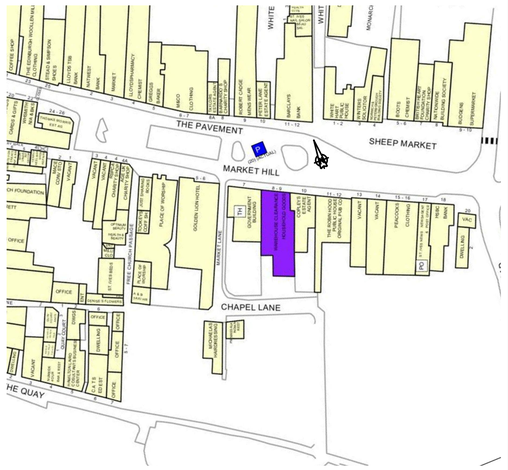
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Roof



Location Plan

Drawing Status			
Construction Status			
C	further update	SWG	05.03.15
B	Updated	ATG	04.02.15
A	Layouts details added	PH	04.02.14
Rev.		By	Date

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Site

MARKET HILL
ST IVES

Title

EXISTING
FLOOR PLANS

Project Manager/ Checked	Drawn By	Scale	Date
	PH	1:100@A1	JULY 2012

Arch./Des.	Drawing Number	Rev.
	F1673 -01	C

GREEN PAPERS FOLLOW

Case No: **15/00682/FUL (FULL PLANNING APPLICATION)**

Proposal: **CHANGE OF USE TO A4 PUBLIC HOUSE, TOGETHER WITH INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSION**

Location: **8 MARKET HILL ST IVES PE27 5AL**

Applicant: **MR JON RANDALL**

Grid Ref: **531439 271186**

Date of Registration: **29.04.2015**

Parish: **ST IVES**

RECOMMENDATION - APPROVE

The application is reported to the Development Management Panel as the Town Council has an opposing view to that of the planning officer.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located on the south side of Market Hill and consists of a large two-storey brick building of limited architectural merit, with a vacant retail unit at ground floor and office use at first floor. Huntingdonshire District Council (HDC) Business Rates section has advised that they have the premises registered as empty since August 2014. The property is within the St Ives Conservation Area and annotated as 'frontages protected for retail use' within the Local Plan 1995 Part 2: Proposals Map. The site is also within the Environment Agency (EA) Flood Zone 3, SFRA 1 in 100yr extent and 1 in 1000yr extent.

1.2 Although retail and commercial uses are predominant within the core of the Town Centre, there are some residential properties further away, specifically to the south of the site along Chapel Lane and Birt Lane..

1.3 The proposal is for the change of use of the ground and first floor to A4 public house. Permission is also sought for a small extension to the rear underneath part of the existing overhanging first floor of 1.8m by 8.2m. In addition, a new sliding glazed door at the ground floor will lead to a beer garden at the rear. This garden will be screened from Chapel Lane by a new 2.75m high planted screen fence.

1.4 The applicant is proposing a number of changes to the elevations. These changes include the following:

1. Improvements to the ground floor façade treatment;
2. Blocking of windows on the rear and side elevations;
3. New render to the rear elevation and rear part of the west elevation;
4. Proposed flue on the west elevation;

5. New glazed fire escape doors on the west elevation; and
6. New glazed roof light.

1.5 Hours of opening have not been specified on the application form.

1.6 The application form states that there are currently five parking spaces to the rear of the building, however the parking spaces will be lost as a result of the proposed extension and beer garden.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) (The NPPF)

2.2 Planning Practice Guidance

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- S12: "Retail units" – retention will be sought in existing town centres.
- S13: "Vitality in Town Centres"
- S14: "A3 Uses" *In 1995 when this policy was established this would have encompassed all uses now known as A3, A4 and A5.
- En5: "Conservation Area Character"
- En6: "Design standards in Conservation Areas"
- En25: "General Design Criteria"
- En27: "Shopfront Design"
- CS8: "Water"
- CS9: "Flood water management"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- None relevant

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS8: "Retail and Town Centre Uses"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP1: "Strategy and Principles for Development"
- LP2: "Contributing to Infrastructure Delivery"
- LP6: "Flood Risk and Water Management"
- LP8: "Development in Spatial Planning Areas"
- LP13: "Quality of Design"
- LP15: "Ensuring a high standard of Amenity"
- LP16: "Advertising"
- LP17: "Sustainable Travel"
- LP18: "Parking Provision"
- LP20: "Town centre vitality and viability"

- LP31: “Heritage Assets and their settings”

3.5 Supplemental planning documents:
- St Ives Conservation Area character Statement

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

4.1 There is none site specific relevant to the determination of this proposal.

4.2 23 Bridge Street ‘Tap Room’
Planning permission granted in September 2004 for change of use to Class A3 (food and drink (under planning reference 0**402868FUL**) – opening hours were not conditioned

5. CONSULTATIONS

5.1 **St Ives Town Council** – recommend REFUSE (copy attached).
Not all of the points raised in the Committee’s previous comments have been addressed, i.e.
-adequate soundproofing
-confirmation that there would be no two-way use of the fire exit
-fitting of obscure glass in upstairs windows
-control of noise levels
-the plans still show loudspeakers in the garden to the rear
-time restrictions on use of the outside area and opening front windows.

Officer response: The hours of activity for the trading of the pub, the sale of alcohol and the prevision of regulated entertainment including music, the hours of operation can be considered alongside other restrictions such as doors and windows closed, electronic sound limiters, and other management controls. The conditions of the licence can be reviewed based on the licensing objectives which include the prevention of public nuisance. Further controls exist within the Environmental Protection Act 1990 regarding statutory nuisance. Movement through the fire exit will be conditioned accordingly, and the fitting of obscure glass will be a condition. The plans do not show loudspeakers in the garden to the rear. A condition regarding use of the sliding doors and beer garden are recommended accordingly, and the Environmental Health Protection Officer (EHPO) has not raised any concerns regarding the opening of front windows.

5.2 **Cambs Police Architectural Liaison Officer** – no objections.

5.3 **Environment Agency (EA)** – No objection - initially recommended refusal due to inadequate Flood Risk Assessment (FRA), however the Agent submitted an amended FRA submitted. The EA have subsequently Withdrawn their objection.

5.4 **HDC Environmental Health** – No objection - initially requested that additional information was required e.g., noise assessment. Following this request, the Agent submitted a noise assessment and amended the plans to address the concerns. The EHPO has concluded from the information that ‘overall the noise from the application should not

be a problem to sensitive receptors in the area'. Notwithstanding the above, the EHPO recommends that the sliding doors at the rear of the Pub and the Beer Garden be closed at 9pm as single glazed residential bedroom windows are located 10 metres from the beer garden.

The proposed specification, submitted with the application, for the extraction system will be suitable.

Officer response: A condition regarding use of the sliding doors and beer garden are recommended accordingly.

6. REPRESENTATIONS

6.1 In addition to a site notice and press notice, 69 neighbours were consulted. A total of 67 representations have been received – 56 object, 9 support, 2 neutral.

The objectors raise the following issues:

-a large pub chain isn't needed in St Ives
- the proposal will result in the loss of a retail unit
- that there are a lack of shops in St Ives
- that there are already too many pubs / need more good quality retailers
- that the proposal will impact of crime and security
- that the proposal will cause noise and disturbance
-request that no live music be permitted in the beer garden and, if there is live music permitted in the pub, it should not be relayed to the beer garden by loudspeaker
-that the beer garden at the rear will generate noise, litter and crowds resulting in loss of amenity for residential properties
-that the proposal will impact on the wider neighbourhood from customers leaving late at night
-that noise and fumes from the Golden Lion are already unpleasant
-that there is no parking provision for staff and delivery vehicles
-that the proposal would have a negative impact on hotel bedrooms of Golden Lion overlooking the site
-that the proposal would distort the balance of retail and commercial
-that the scale is much greater than is required to serve local needs
-that there is a need to be more creative in the use of prime town centre retail outlets and protect this resource

In support:

-any new business to employ local people and brings revenue to the town would be of benefit
-that the existing premises are an eyesore and that it will improve the existing building
-that the prices will promote competition of benefit to those on lower incomes e.g. pensioners
-Wetherspoons is exactly what St Ives needs – the food is excellent, prices reasonable and premises clean.

Neutral:

-I hope the right decision will be made for St Ives and its citizens so we don't end up with a sleepy town.
-Wetherspoons is a brand and potentially could draw other brands to town

-If St Ives wants to become ‘up and coming’ proper brand shops need to establish here

6.2 Officer response: all the points above have been addressed in report below / conditions recommended where relevant / highlighted where they are not a planning issue.
The following issues have also been raised by objectors but are not material planning considerations:
- the proposal will damage local businesses / pubs
- that sales of cheap liquor will mean that younger people will come to St Ives getting drunk and cause problems
- that the pub operator will lower the ‘tone’ of the market town

7. ASSESSMENT

7.1 The main issues to be determined in relation to this application are the principle of the change of use; the relationship with neighbouring residential properties; impact upon the character and appearance of the Conservation Area, and flooding.

Principle of the proposed development:

7.2 The property has an established A1 retail use with office use at first floor. The present policy S13 (Huntingdonshire Local Plan (1995)) for Market Hill is to maintain shopping units as they are defined as ‘frontages protected for retail use’. The accompanying text with the policy states that ‘the District Council has defined a prime shopping area in which change of use from Class A1 (shops) to A2 and A3 will be resisted’. (Note: In 1995 when this policy was established, A3 would have encompassed all uses now known as A3, A4 and A5). Further the accompanying text states ‘It is recognised that A2 uses (financial and professional services) and A3 uses (sale of food and drink) can contribute to the vitality of a shopping area’.

7.3 In terms of national planning policy, the NPPF advice is more up-to-date than the Local Plan 1995 in terms of the vitality of Town Centres. The NPPF states that Local planning authorities should plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work. Further Draft policy LP20 (Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013))supports proposals that would maintain and enhance the vitality and viability of the town centre and existing range including those which contribute to creating a balanced evening economy offering entertainment as well as eating and drinking establishments.

7.4 In addition, Planning Practice Guidance Appendix 2 Glossary defines main town centre uses as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

7.5 Taking the above into account it is recognised that:
- the proposal would provide for a re-use of premises that are currently vacant and have been since August 2014
- since the 1995 policy, peoples' shopping behaviours have changed, for example the increase in internet shopping, and this has had an impact on town centres, and more recently has shifted the focus in terms of town centre uses more towards leisure/cafés/pubs/entertainment uses.
- Market Hill, Bridge Street, Crown Street and the Sheep Market are at the centre of the town's night time economy and feature a number of pubs and restaurants

7.6 For these reasons, it is considered that the principle of the proposed change of use to an A4 public house, and alterations to the external appearance of the building would help to improve the overall environment of the Town Centre in line with the aims of the NPPF, and the Planning Practice Guidance Appendix 2.

7.7 Notwithstanding the above, Local Plan policy S14 provides detailed guidance on the consideration of applications for restaurant and public houses – the determination of which depends on three factors:
-the effect on adjacent properties and nearby residential properties
- whether there is an appropriate level of car parking and general highway implications
-the proposed hours of opening and whether they can be controlled by restrictive conditions

7.8 These matters are discussed in the following sections of the report

7.9 It is considered that on balance the proposal would comply with the NPPF; and policies S14 of the Local Plan 1995; CS1 of the Adopted Core Strategy 2009; LP1 and LP20 of the Draft Local Plan to 2036. Whilst the adopted policies are broadly consistent with the NPPF paragraph 23 (which supports the vitality of town centres), policies LP1 and LP20 should be afforded the greater weight as they are more up-to-date than the policies within the Local Plan 1995.

Impact on neighbouring properties:

7.10 Local Plan policy S14 provides detailed guidance on the consideration of applications for restaurant and public houses – the determination of which depends on three factors. Two of those factors are the effect on adjacent properties and nearby residential properties and whether the proposed hours of operation can be controlled by restrictive conditions.

7.11 Although the property is within the core of the Town Centre where retail and commercial premises prevail, to the south of the site along Chapel Lane and Birt Lane there are residential properties. Specifically it is noted that that the neatest residential bedroom windows are located 10 metres from the proposed beer garden.

7.12 It is not unreasonable to expect public houses/restaurants in core town centre locations such as this, indeed, these types of uses

generally form part of Town Centre living conditions. It is noted that many public houses e.g., Nelsons Head, Tap Room, Robin Hood (when it re-opens), Golden Lion, Floods Tavern, The White Hart, The Royal Oak and Oliver Cromwell in the town centre all have an outside seating/drinking areas, although it is accepted that all the above sites have different characteristics and settings compared to the application site. It would nevertheless be unreasonable to refuse the application on the basis that it has a beer garden, especially if the use of an area as a beer garden can be controlled by condition (for example hours of opening), and unless there was significant and demonstrable harm to residential amenity. It is accepted that noise will be generated from the use, however taking into account:
- that the height of the fence surrounding the beer garden has been raised to 2.75m; and
- that a condition is recommended restricting no use of the rear garden/sliding doors past 2100hrs

7.13 It is considered that no significant harm will be caused to neighbouring residential amenity

7.14 Furthermore, the gate from the beer garden to Chapel Lane is to be used as a fire escape only and will be conditioned as such. Accordingly it is accepted that there would be no disturbance caused by customers/staff using the rear access.

7.15 In terms of windows, of the 8 windows at first floor on the west side and rear elevations, only one will remain on the rear and one on the west side at first floor, and it is considered that these alterations would be sufficient to mitigate against noise emanating from the premises. In addition, no live music is proposed for this venue and a condition is recommended restricting this.

7.16 No hours of opening have been proposed. However, it is considered that an 'hours of operation' condition would not be appropriate as the other public houses in the vicinity do not have restrictive conditions and in addition have been granted the following licences:
Golden Lion hotel: until 0200hrs 7 days per week
The Robin Hood: Mon-Wed and Sundays until 00.30hrs, Thurs until 01.30hrs, Fri and Sat until 0200hrs.
Oliver Cromwell: Mon-Wed and Sundays until 2330hrs, Thurs until midnight, Fri and Sat until 0030hrs.
The Tap Room: Mon-Wed and Sundays until 2330hrs, Thurs to Sat until 0130hrs.

7.17 Food smells are a material consideration to this application although the issues of smells / air pollution are subject to legislation that falls within the remit of Environmental Health to enforce. Notwithstanding, Environmental Health have been consulted and are satisfied that the filtration / extraction system proposed is suitable.

7.18 Subject to appropriate conditions, it is considered that the proposal complies with the NPPF; policy S14 of the Local Plan 1995; CS1 of the Adopted Local Plan 2009; LP1 and LP15 of the Draft Local Plan to 2036: Stage 3 2013. Whilst the policies are broadly consistent with the NPPF paragraphs 109 and 123 that seek to minimise against unacceptable levels of noise from new development including through the use of conditions, policies S14 and CS1 would be afforded

greater weight as they are adopted policies, whilst LP1 and LP15 can only be given limited weight as they are emerging policies.

Crime Prevention:

7.19 The site is location in a town centre location where a night time economy exists. Neighbour concerns regarding antisocial behaviour are acknowledged, although powers exist for the police to take appropriate action and this could not be a reason of refusal of the application, particularly as the Cambridgeshire Police Architectural Liaison Officer did not raise any concerns.

Impact on the character and appearance of the Conservation Area:

7.20 The applicant is proposing a number of changes to the fenestration. These include 1. Improvements to the ground floor façade treatment; 2. Blocking of windows on the rear and side elevations. It is considered that these changes will improve the external appearance of the building within the Conservation Area. Further a rear extension to infill under part of the existing overhang at ground floor is also proposed, and this is also considered to improve the external appearance of the building.

7.21 The proposal is considered therefore to comply with the NPPF; policies En5, En6 and En25 of the Local Plan 1995; CS1 of the Adopted Core Strategy 2009; LP1 and LP31 of the Draft Local Plan to 2036: Stage 3 2013. The draft policies can only be afforded limited weight in their consistency with the NPPF as they are emerging policies.

Flooding:

7.22 The site is within the EA Flood Zone 3, SFRA 1 in 100yr extent and 1 in 1000yr extent.

7.23 As part of an initial consultation, the Environment Agency in a letter dated 22 July 2015 were concerned that the FRA submitted did not comply with the requirements set out in the Planning Practice Guidance to the National Planning Policy Framework. The submitted FRA did not, therefore, provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development.

7.24 The applicants have since submitted a revised FRA and the Environment Agency have been re-consulted. The EA are satisfied that the revised FRA dated September 2015 addresses most of their concerns.

7.25 In more detail the revised FRA has assessed the residual risk in the event of a breach or overtopping of the River Great Ouse flood defences by comparing predicted flood levels with the site levels. The SFRA maps indicate that this site is located within a Rapid Inundation Zone and is therefore considered to be at risk of flooding to significant depths in the event of a breach of the defences. Although no flood resilient measures are proposed, the FRA indicates that safe access and egress and safe refuge should be available in the event of a breach or overtopping of the defences. The FRA has also considered

the requirement for a flood warning and evacuation plan. A condition is recommended that a Flood Plan (incl. method of flood warning and evacuation) is submitted to the LPA.

7.26 It is considered that the FRA and development has adequately considered flood risk. The proposal is therefore compliant with the NPPF, policies CS8 and CS9 of the Local Plan 1995; CS1 of the Adopted Core Strategy 2009; LP1 and LP6 of the Draft Local Plan to 2036: Stage 3 2013. Whilst all the policies are broadly consistent with the NPPF paragraph 103 that flood risk is not increased elsewhere and 104 where changes of use should meet the requirements for site-specific flood risk assessments, the draft policies can only be afforded limited weight in their consistency with the NPPF as they are emerging policies.

Parking/Highways:

7.27 The premises are well related to existing car parks in the town centre and are accessible by other modes of transport e.g., walking, cycling, public transport, and would accord with the sustainable objectives of the NPPF.

7.28 In terms of deliveries, there would have been vehicles coming and going from the site when used as retail, therefore a refusal of this proposal based on the impact of delivery vehicles would not be considered sustainable. It is proposed that deliveries would continue to take place at the front of the building, on Market Hill.

7.29 Any issues regarding the highway would need to be directed to the relevant authority, Cambridgeshire County Council, who is the local highway authority responsible for enforcing highway safety.

Other issues:

7.30 Blocking of neighbours access – this would be a civil matter between the relevant parties and is something that has the potential to occur whatever the use of the building might be.

7.31 Enough pubs in the town – this comment is noted but is not a material consideration in determining this application.

7.32 Damage local businesses / pubs – whilst the concerns are noted, current policy requires LPAs to consider the vitality and viability of town centres and positively encourages competition within and between town centres.

7.33 The retail unit has been empty for approx.13 months. The vitality and viability of a town is market led, and if an independent or chain retailer chose to come to St Ives they will do so. The use of buildings (whatever the size) is also market led, and changes of use are considered against relevant material considerations, not in terms of the type of retail provision or who the retailer is.

Conclusion:

7.34 The proposed development is considered to be compliant with relevant national and local planning policy since:

* It will bring a vacant building in a sustainable town centre location back into use.
* The scale and location of the development is not considered to have an overly detrimental impact upon the Conservation Area.
* It would not have a significant detrimental impact on the amenity of neighbours.
* It is acceptable in terms of highway safety.
* It would not be at risk of flooding or exacerbate the risk of flooding elsewhere.
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.35 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time limit
- Development in accordance with the submitted drawings
- Materials
- Provision of a Flood Plan (incl. method of flood warning and evacuation)
- Sliding doors to the beer garden should be closed at 2100hrs
- Collection and deliveries restricted between 0800 and 2000hrs
- Proposal for a CCTV system covering both front and rear elevations (main street entry and beer garden) and also a system covering the public bar area, stairs and upstairs corridor.
- Rear gate from beer garden onto Chapel Lane to be used in the event of a fire only, and details to be submitted of fire escape door.
- Details of the hard and soft landscaping for the beer garden incl. fence and screen planting
- No live music
- Take away PD rights - no additional openings
- Obscure glazing

A full report is available on the Council's website www.huntingdonshire.gov.uk

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 24 June 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1500338 12.06.2015	Mr Paul Hunt Mr D Smith Waterland Associates Unit 4 The Incubator Alconbury Enterprise Campus Alconbury Weald Huntingdon PE28 4WX	First floor extension to side, replace 2 existing conservatories and erection of a garage/workshop in the garden 4 Westwood Close St Ives	Full (Additional information)	Recommend Approval The Committee welcomes the receipt of additional information on this application.
1500458 02.06.2015	Mr P Rourke 34 St Audrey Lane St Ives PE27 3NG	Convert existing garage to a new entrance hall with downstairs cloakroom, brick up existing front door and installation of window, removal of an existing conservatory and erection of an orangery and replace existing flat roof over dining room and conservatory with pitched roof 34 St Audrey Lane St Ives	Full AMENDED PLANS	Recommend Refusal Although slightly improved, the Committee's original views still stand: -Height of boundary wall with neighbouring property excessive thereby reducing light -Unneighbourly extension
1500528 16.06.2015	Mr J Best Blue Sky Planning Bourne House 475 Godstone Road Caterham CR3 0BL	Variation of Condition Numbers: 2,4 & 14 of planning permission 1301918 to allow for an additional hour of trading and alterations to proposed cyclepath access to the store and to vary Condition 4 to allow trading between 0700-2300 Mon-Sat and 1000-1700 on Sundays. Land west of Five Acres Farm Harrison Way, St Ives	Section 73	Recommend Approval -The Committee has concerns that the formal crossing points have been removed. The preference would be for an alternative route around the site. -If there is to be no formal route through the site the path should be routed around it.
App No &	**Name and Address of**	**Proposal and**	**Type of**	**Recommendation to District Council**

Date Reg	Applicant/Agent	Location	Application	
1500655 10.06.2015	Mr A Compton 1 Westwood Road St Ives PE27 6DH	Construction of new boundary wall 1 Westwood Road St Ives	Full	Recommend Approval -the Committee welcomes the revised design and removal of the railings.
1500656 10.06.2015	Mr A Compton 1 Westwood Road St Ives PE27 6DH	Construction of new boundary wall 1 Westwood Road St Ives	Listed Building Consent	Recommend Approval -the Committee welcomes the revised design and removal of the railings. -appropriate design for listed building
1500682 03.06.2015	Mr J Randall J D Wetherspoon plc Central Park Beech Crescent Watford WD1 1QH	Change of use to A4 Public House, together with internal and external alterations and extension 8 Market Hill St Ives	Full	Recommend Refusal -see attached letter setting out the Committee's views
1500759 05.06.2015	Ms T McCarter Mr T Partridge RPS Planning & Development Highfield House 5 Ridgeway Quinton Business Park Birmingham B32 1AF	Installation of condensing unit on side wall of supermarket Co-operative Food Constable Road St Ives	Full	Recommend Approval -the Committee would recommend that an assessment of noise levels at nearby residences ought to be conducted prior to final consent being given
1500895 12.06.2015	Mr L Marshall Mr R Biddle 12C East Chadley Lane Godmanchester PE29 2BJ	Proposed second storey extension 14 Lammas Way St Ives	Full	Recommend Approval -appropriate scale of development -in keeping with other developments in the area
1500912	Clayhill Properties	Change of use of ground floor from	Full	Recommend Approval

St Ives Town Council
TWINNED WITH STADTALLENDORF
TOWN CLERK: Alison Melnyczuk BA (Hons) FILCM
Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire PE27 5AL
Telephone: 01480 388929
email: clerk@stivestowncouncil.gov.uk

25 June 2015

Mr A Moffit
Head of Development
Huntingdonshire District Council

By email

Dear Mr Moffit

Planning application 15/00682 Wetherspoon plc.

St Ives Town Council considered the above application at its Planning Committee meeting on Wednesday 24 June 2015 and **recommend rejection** for the following extensive reasons.

Change of use to A4 Public House

- Against HDC policy S12 & S13 and NPPF - Application is against HDC planning policy S12 which aims to retain retail units within town centres. The loss of one of the larger retail units in the town is also counter policy S13 and the NPPF to maintain the vitality of the town centre as it will reduce the range of the A1 retail offered and make the town less attractive to shoppers. No evidence has been presented to show how the development would enhance the viability and vitality of St Ives. St Ives already has a range of food and drink outlets and another facility is unlikely to add anything to the total town retail offer.

- Impact assessment study - HDC should commission a study, paid for by the developer, to investigate the impact on the town centre. This should include, the ability to attract more people to the town, the amount of money spent in town and the possible impact on other food and drink premises.

- 2007 Planning Policy Statement E6 - The application is also counter to Policy E6 of the 2007 PPS which restricts non A1 uses to 30% of the primary shopping frontage. The policy also deals with the over concentration of non A1 units. In this case the loss of an A1 unit will result in group of non A1 building which will cover nearly 50% of one side of Market Hill comprising:
    - Robin Hood PH, Office, (this application), Town Hall, Golden Lion PH, Free Church.

- Alternative suitable locations - The applicant has not provided any evidence of attempts to find new A1 uses for the building nor efforts to find suitable alternative buildings within the town. The HDC Retail Study 2013, identified a number of retail groups that wanted to move to St Ives. A supplement in the Times newspaper (21/06/15) headlined that it was “full steam ahead for UK retail”. Recent applications for the Music Box (application 14/01880) and the former Ice Bar on The Broadway (application 15/00054) suggest that alternative large licenced premises are available within St Ives.

- Unused property - It is understood that the existing tenant was removed when the applicant brought the building. Therefore to claim that the building has been unused for some time is misleading.

- Consultation - The applicant has not consulted with the Town Council as recommended by the NPPF, also as a potential neighbour, during the preparation of this application. Local residents have not been consulted and requests for meetings have been declined.

St Ives TC therefore recommend that the change of use element of the application be refused as it is counter to a number of HDC and National policies.

Changes to the building

If the change of use is accepted, there are a number of concerns regarding the proposals. Some of these will overlap with a possible future licence application:-

- Generally the Town Council consider the application to be of a poor quality with significant gaps in the information provided. We note that the Environmental Health Officer has found it impossible to make a recommendation due to the lack of detail. Additional information should be requested before the application is decided.

- The proposed full width opening doors with railings in front are totally out of keeping with other buildings in Market Square. Although the existing building may be of little architectural merit, an opportunity has been lost to make significant improvements to the façade to bring it up to the standard of adjacent listed properties in the conservation area.

- No details have been provided of the noise impact of the open windows nor any constraints when the windows will open. The Town Council recommend that there should be a constraint on when the windows are open, i.e. they must close after 21.00 in the evening

- No noise information has been given for the beer garden at the rear. The nearest homes on Birt Lane, Chapel Lane and the communal gardens of The Cloisters are just 10m away. A time constraint should be placed on the use of the beer garden and amplified music should not be permitted at any time.

- There are no details of the signage or any external lighting.

- There are no details of the rear beer garden fencing.

- The proposed flue from the fire is within Town Council land and agreement has not been reached, in fact no communication has yet been made requesting permission.

- A roof plan showing all proposed plant should be provided. Noise levels from any external plant should be identified.

- No statement on staff / user transport assessment deliveries and parking. The loss of 5 parking spaces is unacceptable.

Other comments

- The many letters of objection, and none in support of the application received by the Town Council is noted.

- The delay between HDC receiving the application (April 2015) and information being made publicly available is of concern.

Should this application not be rejected at Officer level, the Town Council requested that it is sent to the Development Control Panel for determination. Please note that should this happen the Town Council wishes to attend and speak.
Yours sincerely

Alison Melnyczuk
Town Clerk

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 9 September 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1500682 18.08.2015	Mr J Randall J D Wetherspoon plc Central Park Beech Crescent Watford WD1 1QH	Change of use to A4 public house together with internal and external alterations and extension 8 Market Hill St Ives	Full	Recommend Refusal Not all of the points raised in the Committee's previous comments have been addressed, ie -adequate soundproofing -confirmation that there would be no two-way use of the fire exit -fitting of obscure glass in upstairs windows There is also no indication of how noise levels will be controlled. Despite assurance there will be no amplified music, the plans still show loudspeakers in the garden to the rear The Committee would support the views of the Environmental Health Officer on placing time restrictions on use of the outside area and opening front windows.
1501137 07.08.2015	HSBC Corporate Real Estate Mr R Possnett AXIS Architecture Talbot Chambers 2-6 North Church Street Sheffield S1 2DH	Replacement of the existing external ATM HSBC Market Hill St Ives	Full	Recommend approval The Committee has no objections to the exchanging of the existing equipment for an updated version as there is no major change to the exterior of the premises as a result.

Development Management Panel

Scale =1:2,500
Date Created: 30/09/2015

Application Ref: 15/00682/FUL
Location: St Ives

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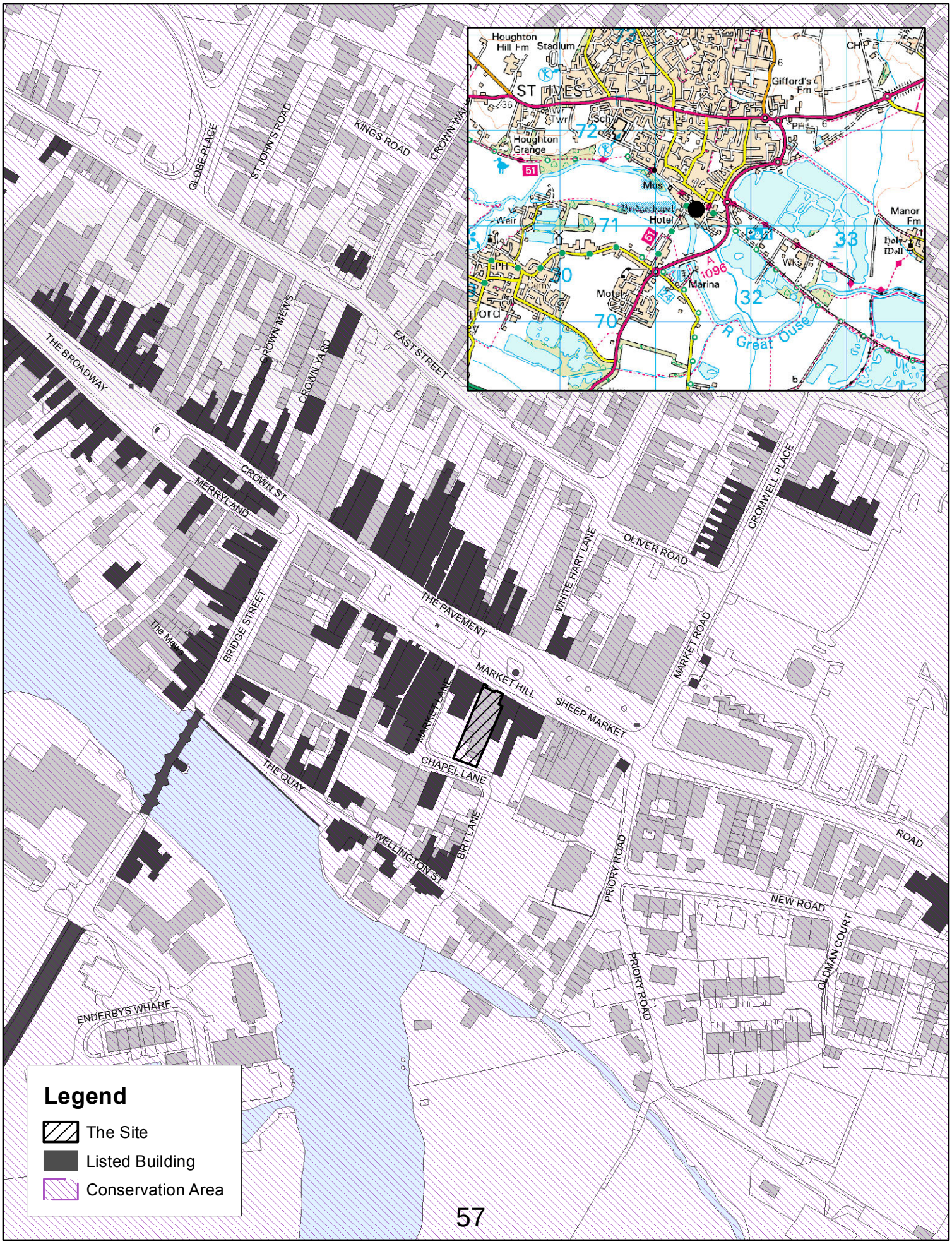
Ordnance Survey HDC 100022322



H.M. LAND REGISTRY	TITLE NUMBER CB206715
ORDNANCE SURVEY PLAN REFERENCE: TL 3171 O	Scale 1/1250
COUNTY: CAMBRIDGESHIRE — DISTRICT: HUNTINGDONSHIRE	© Crown Copyright

FILED PLAN H.M. LAND REGISTRY

This is a copy of the title plan on 29 APR 2015 at 12:56:42. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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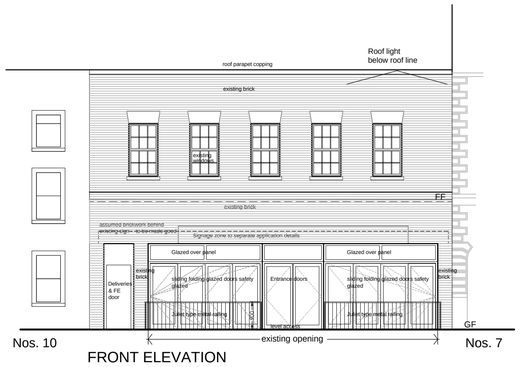
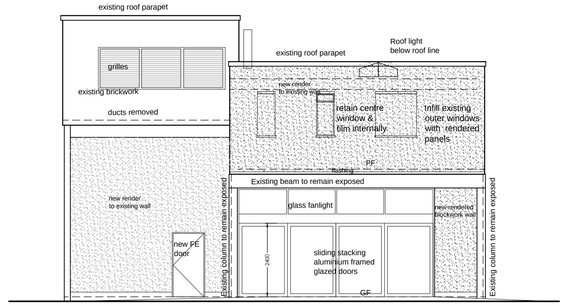
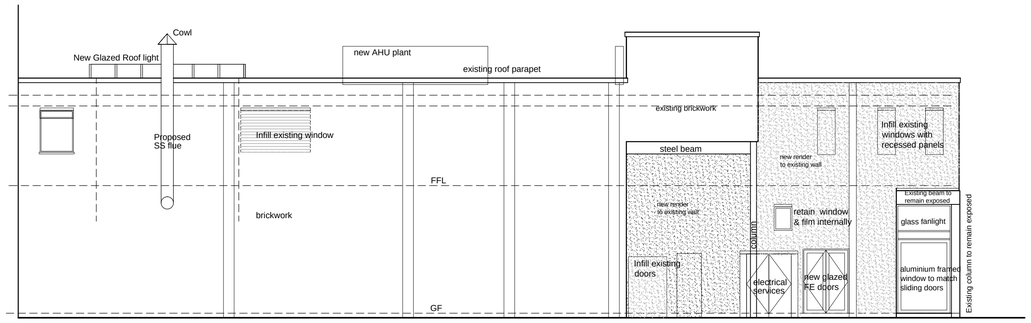


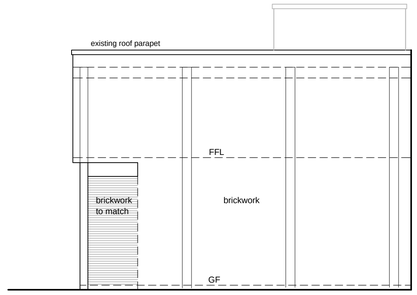
FRONT ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION

NOTE:

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The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Drawing Status	
Construction Status	

Rev.		By	Date

architect
architecture and interior design

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Site

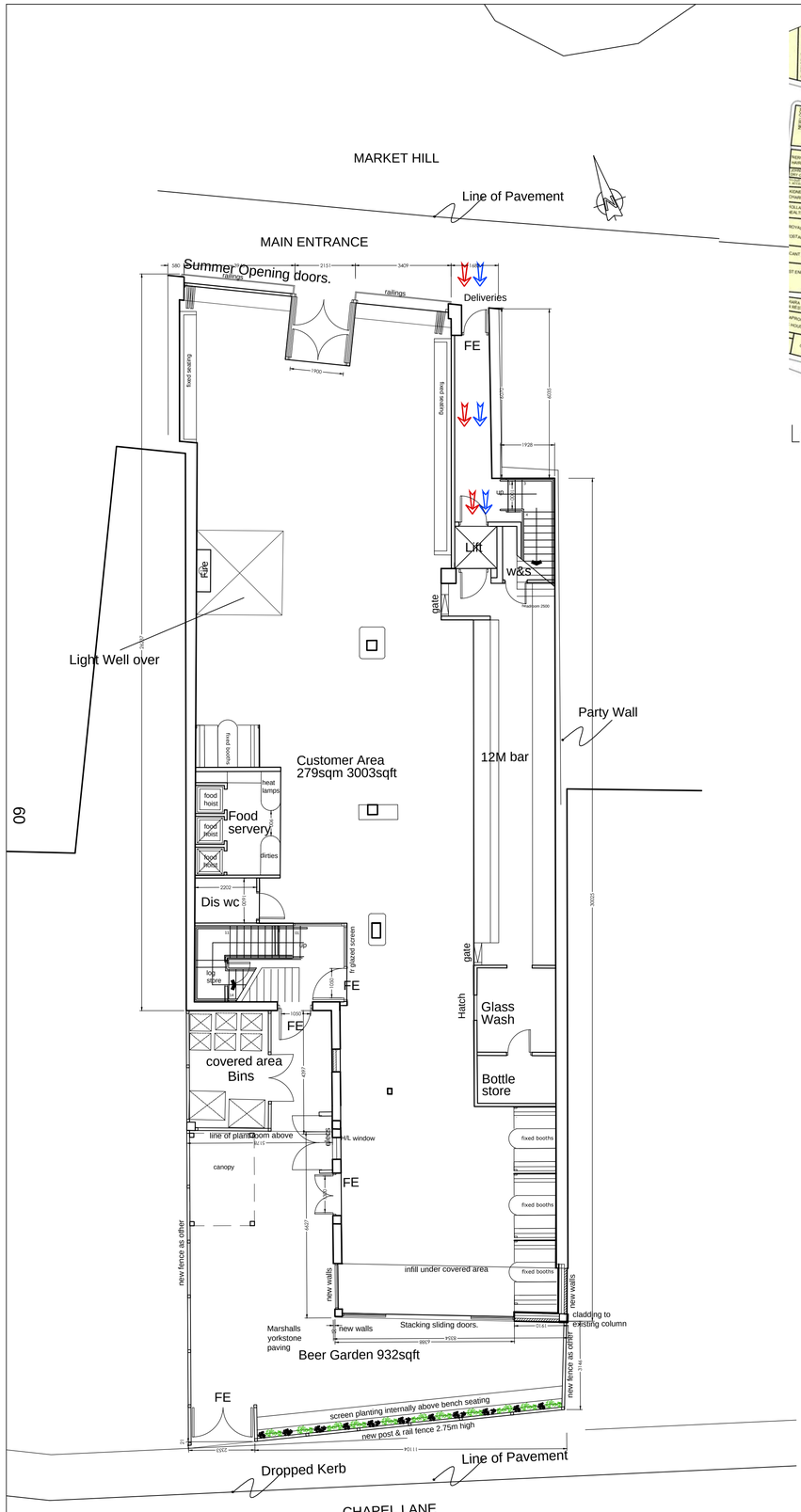
MARKET HILL
ST IVES

Title

PROPOSED
ELEVATIONS

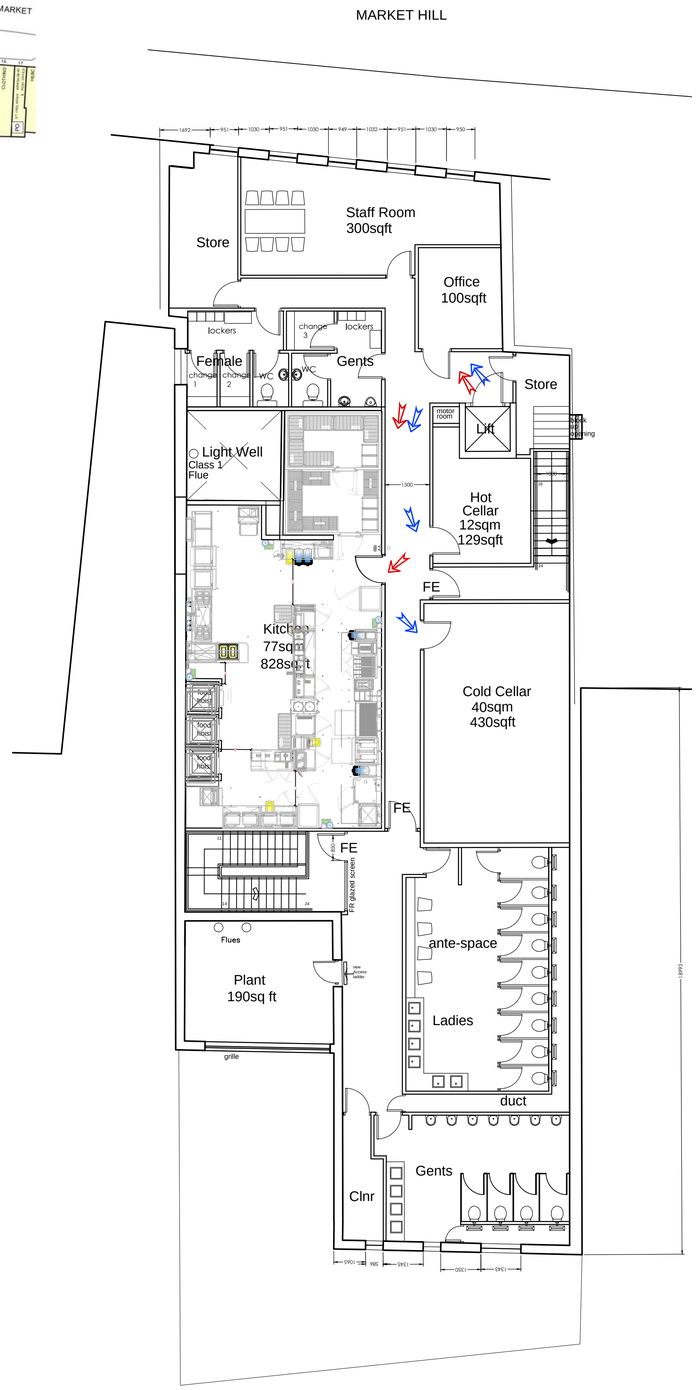
Project Manager/ Checked	Drawn By	Scale	Date
		1:100@A1	Mar 2015

Arch./Des.	Drawing Number	Rev.
	F1673 -05	



Ground

Location Plan



First

NOTE:

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THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Feasibility Calculations:
Trading area 279sqm 3003 sqft = 372 customers
external drinking 87sqm = 932 sqft

FIRE ESCAPE
Front FE - 1900 clear = 380
Rear stair FE - 1050 clear =220
Side FE - 1300 clear = 260
Assuming largest (front)is blocked:
Escape Capacity = 480
Assuming rear & side are blocked (both within 45deg)
Escape Capacity = 380
Note- there is secondary escape from first floor

JDW Sanitary Calculations:
188 female = 9 wc/6wb
188 male = 4 wc/7u/4wb (no extra U req)

KEY
Kitchen / Food deliveries
Beer deliveries
DAYLIGHT
Ground Floor Customer Area = 3013sqft
External Dining/ Drinking = 932sqft

Rev.		By	Date
K	Beer garden fence increased to 2.75m high	ATG	17.08.15
J	Rooflight reduced for kitchen	SM	29.06.15
I	Revised customer toilets and staff areas	SWG	19.03.15
H	Updated from notes	SWG	05.03.15
G	Updated following dog meeting	sm	26.02.15
F	Updated	ATG	04.02.15
E	Backfill fridges omitted & beer garden increased	ATG	10.09.14
D	trading increased to 3500sqft	sm	09.09.14
C	food servery updated	sm	08.09.14
B	urinals updated	PH	04.02.14
A	Layouts amended to latest brief	PH	04.02.14

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Site
MARKET HILL
ST IVES

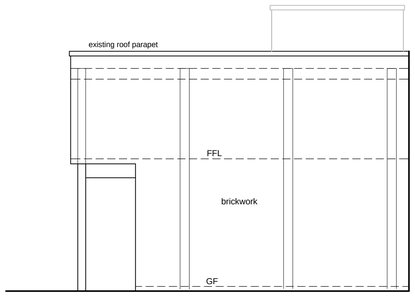
Title
PROPOSED
FLOOR PLANS
PLANNING

Project Manager/ Checked	Drawn By	Scale	Date
	PH	1:100@A1	JULY 2012

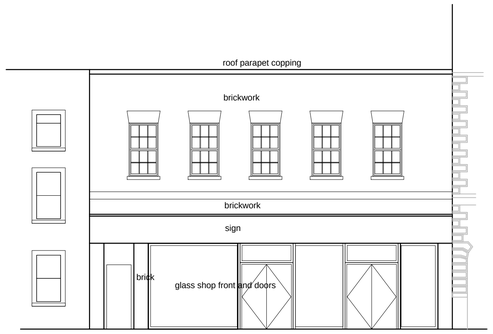
Arch./Des.	Drawing Number	Rev.
	F1673 -02	K

Drawing Status
Construction Status

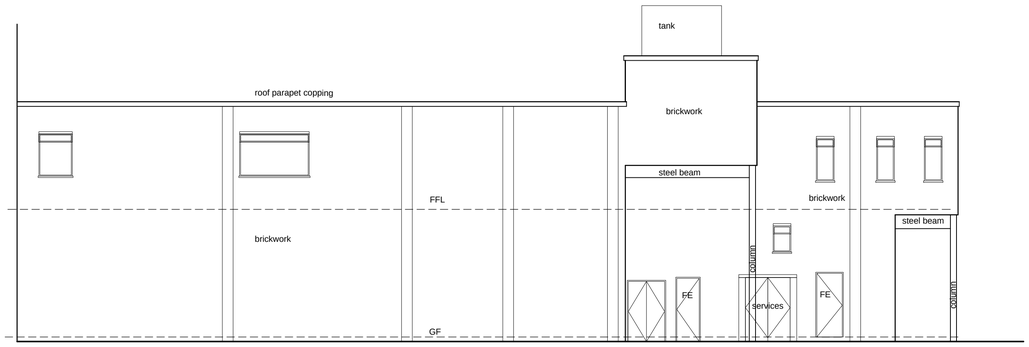
09



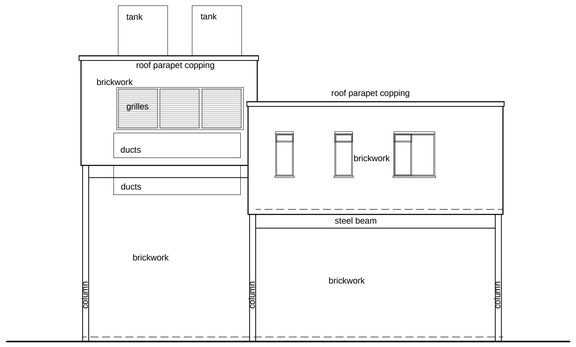
EAST SIDE ELEVATION



FRONT ELEVATION



WEST SIDE ELEVATION



REAR ELEVATION

NOTE:

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THIS SCHEME IS NOT BASED ON AN ACT SURVEY

Drawing Status	
Construction Status	

Rev.		By	Date

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Site

MARKET HILL
ST IVES

Title

EXISTING
ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
		1:100@A1	Mar 2015

Arch./Des.	Drawing Number	Rev.
	F1673 -04	

Existing front elevation

Existing rear elevation

NOTE:

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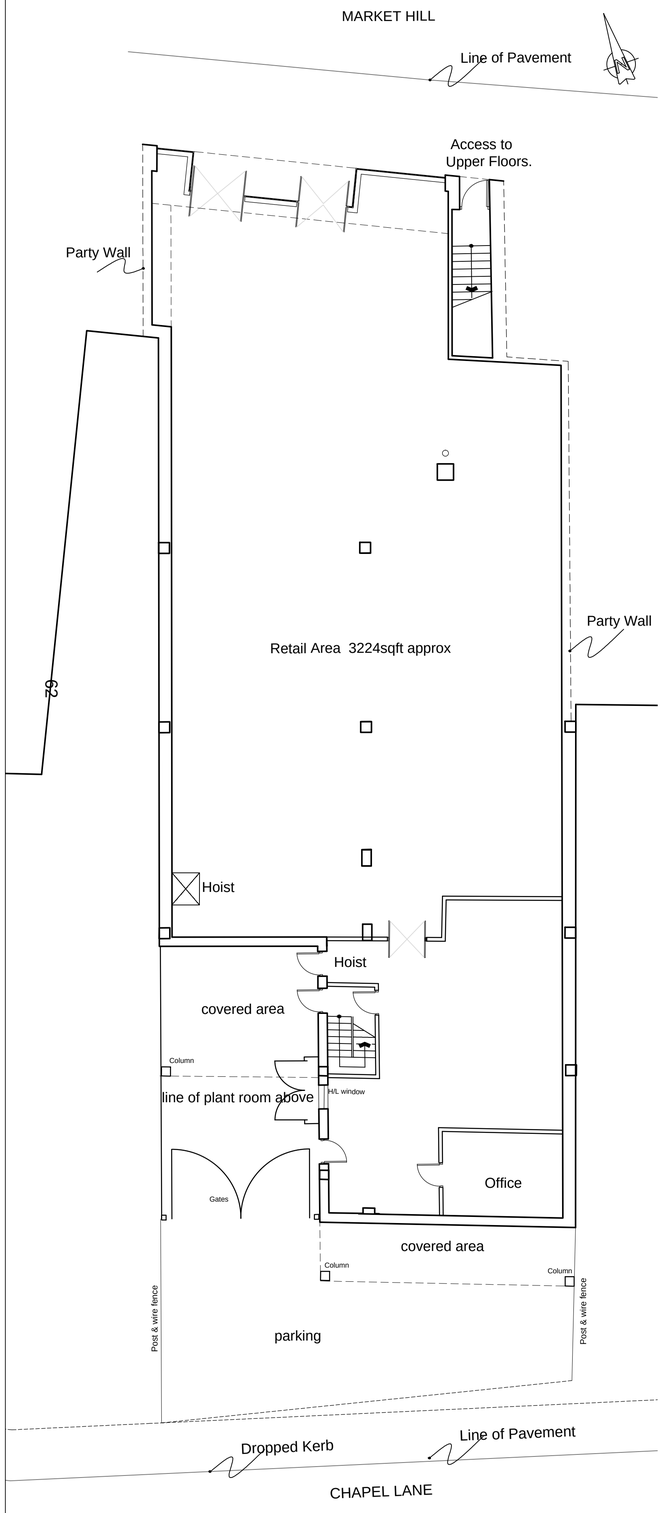
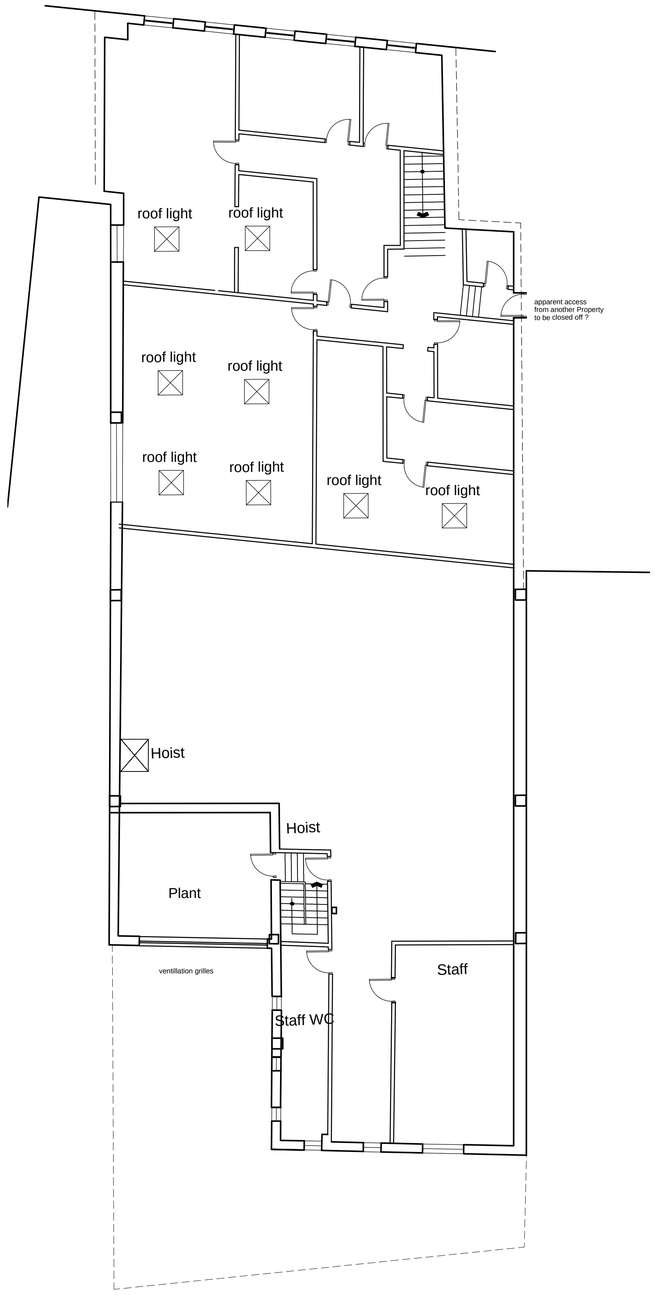
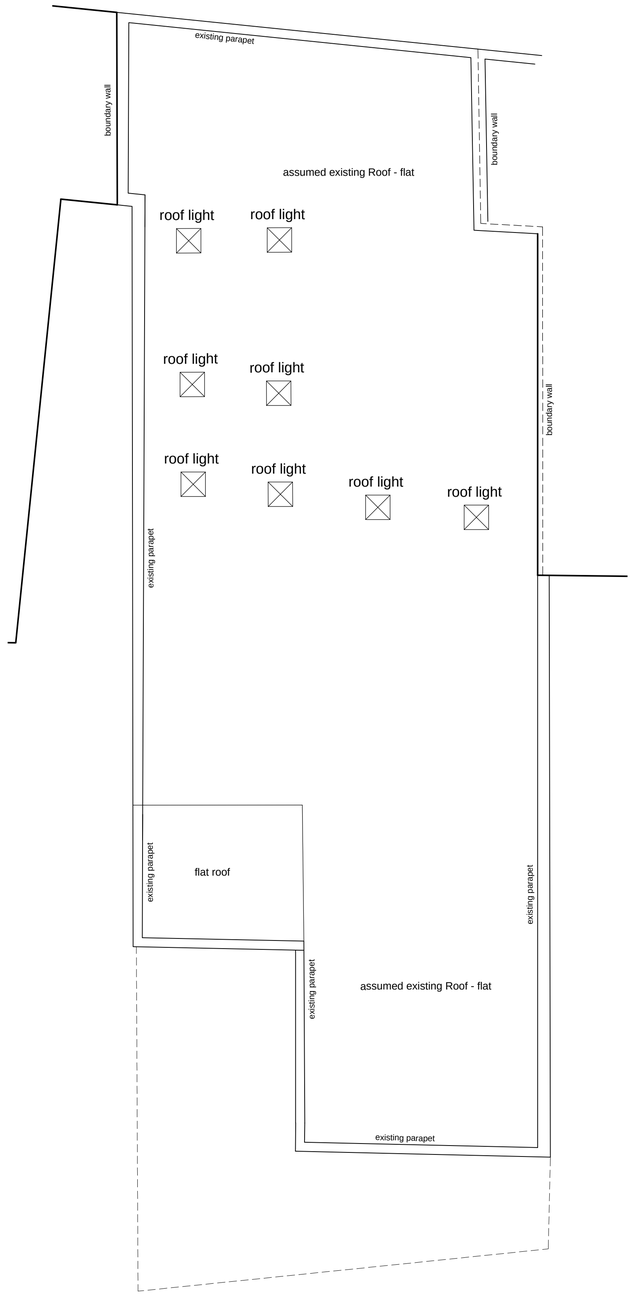


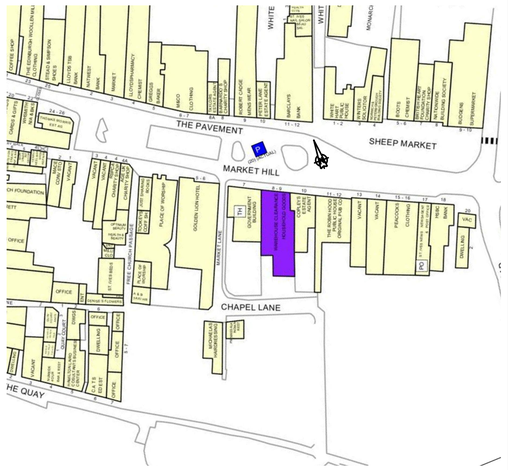
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Roof



Location Plan

Drawing Status			
Construction Status			
C	further update	SWG	05.03.15
B	Updated	ATG	04.02.15
A	Layouts details added	PH	04.02.14
Rev.		By	Date

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Site

MARKET HILL
ST IVES

Title

EXISTING
FLOOR PLANS

Project Manager/ Checked	Drawn By	Scale	Date
	PH	1:100@A1	JULY 2012

Arch./Des.	Drawing Number	Rev.
	F1673 -01	C

NOTICE OF PUBLIC EXHIBITION

PLANNING APPLICATION BY

J D WETHERSPOON PLC

JD Wetherspoon invite you to come and view exciting development proposals for a Wetherspoon Public House. Details of the public exhibition are provided below;

Event	'Drop In' Public Exhibition
When	Monday 16th November 2015
Where	St. Ives Town Hall, Council Chamber, Market Hill, St. Ives, PE27 5AL
Time	13:00 to 20:00
Proposal	Change of use from vacant Shop to Public House – 8 Market Hill, St. Ives
Further Information	This consultation will provide an opportunity for any interested parties to discuss the proposed development with members of the project team. Details of the proposals are also available after the exhibition at: www.signetplanning.com/consultation
Contact	For further information about the exhibition, please contact Jamie Pyper at; Signet Planning Rowe House 10 East Parade Harrogate HG1 5LT pyperj@signetplanning.com

COMMENTS FORM

JD WETHERSPOON
MARKET HILL, ST. IVES, CAMBRIDGESHIRE

This is your opportunity to comment on the proposals and we welcome your views below. The display boards are available online at www.signetplanning.com/consultation zone from Tuesday 10th November 2015 with the closing date for responses on Monday 30th November 2015.

Q.1 PRINCIPLE Do you support the general principle of the proposed development?

_____
_____
_____

Q.2 RE-USE How important do you consider it to find a viable new use for the vacant retail unit?

_____
_____
_____

Q.3 APPEARANCE Do you think the proposals will improve the appearance of the site?

_____
_____
_____

Q.4 OTHER Do you have any general comments which you would like to be considered?

_____
_____
_____
_____
_____
_____

NAME

ADDRESS / EMAIL

YOUR FEEDBACK

Please note the closing date for comments is Monday 30th November 2015. To provide us with your views you can do either of the following:

1. Visit the Signet Planning website consultation page (www.signetplanning.com/consultationzone)
2. Send an email to info@signetplanning.com
3. Send your comments to Jamie Pyper at Signet Planning, Rowe House, 10 East Parade, Harrogate, HG1 5LT.
4. Fill in the space above and leave your comments with us at the exhibition.

Comments Form Responses St Ives JDW

Question	Response	Tally
Question 1: Principle Do you support the general principle of the proposed development?	Yes	14
	No	11
	Possibly	2
Question 2: Re-Use How important do you consider it to find a viable new use for the vacant retail unit?	Very	17
	Would Prefer Different Use than as Wetherspoons	9
	No Comment	1
Question 3: Appearance Do you think the proposals will improve the appearance of the site?	Yes	13
	No	3
	To an Extent	1
	Yes - if it was a retail unit	3
	The frontage needs to be improved (i.e. railings)	6
	No Comment	1
Question 4: Other Do you have any general comments which you would like to be considered?	Retail Use would be better	2
	Personnel the pub would attract. Noise from beer garden/nuisance/deliveries (especially on market days?)	7
	Extra traffic/parking?	2
	Where do smokers go after 9pm?	1
	The exterior needs to be better/more attractive – no railings	5
	More traditional – in keeping with 'market town' – Name it 'The Riverport'	2
	Designated Family Area/Adults Area	2
	Enough pubs/restaurants already in St Ives	2
	Consultation done too late	2
	A big asset to St Ives	3
	No Comment	3

From: Lee Bradley< Lee@architect-ct.co.uk>
Sent: 25 January 2016 21:50
To: Owen, Dallas (Planning Serv.)
Subject: RE: Your Ref 15/00682/FUL 8 Market Hill St Ives CRM:0031210 ;
Attachments: Comments Form.pdf; Notice of Public Exhibition.pdf; Comments form responses St Ives JDW.PDF; ST Ives jdw_02_Option05 A -.jpg; RK1796 - JDW St Ives, Cambs - Spectrum Response to MAS Report.pdf; Management Plan jdw St Ives.pdf; JD Wetherspoon St Ives Outside Area Management Details.pdf; F1673-05B ProposedElevations-A1.pdf; F1673-02L ProposedPlans-A1.pdf; F1673-01C Existing Plans-A1.pdf; F1673-04 ExistingElevations-A1.pdf

Hi Dallas,

I finally have some more info on this FYI
RE: Your Ref 15/00682/FUL 8 Market Hill St Ives CRM:0031210 ;

Stakeholder meeting
When it was – 16th November 2015
how many attended – about 12 people
how many comments received – NA see below
summary of the comments received –

- BS4142 is the relevant regulation you use for noise levels – Do JD Wetherspoon agree?
- JDW will investigate the introduction of an external noise monitoring system for the beer garden that will notify the management when levels start to get to the upper agreed level to enable them to mitigate the levels going above the agreed (the figure discussed was 48-50db)
- JDW would look into the Civic Society and zero impact assessment on the economy of the rest of the town
- JDW would incorporate bi-folding windows on the front of the building and remove the railings.

how have they taken them into account. - see below

·1 *BS4142 is the relevant regulation you use for noise levels states the council – JD Wetherspoon do not agree due to the following reasons*

Regarding BS 4142, the standard specifically states in Section 1 *"the standard is not intended to be applied to the rating and assessment of sound from people".* Our report only assesses noise from the proposed mechanical plant in accordance with BS 4142 for this reason. It would not be appropriate to assess noise from the beer garden and summer opening doors in accordance with BS 4142.

The cumulative noise levels from the use would not exceed the WHO annoyance criterion. Therefore the cumulative noise impact for a worst case scenario would be low. For the majority of the time, the impact would be much lower.

The alternative IOA and BCC criteria suggested by MAS is intended for establishments which hold entertainment events. Using this criteria here is misleading and is not intended for the assessment of noise from a beer garden and summer opening doors at a Public House where no entertainment events would be held.
A detailed response is enclosed to the MAS report.

The assessment methodology proposed by Spectrum, which was accepted by HDC, is widely accepted by many other local authorities. The criteria used is appropriate for the type of establishment to which planning permission is sought and we have confirmed with the planner and HDC that our original report is upheld with regards to noise and odour

- *2 You will investigate the introduction of an external noise monitoring system for the beer garden that will notify the management when levels start to get to the upper agreed level to enable them to mitigate the levels going above the agreed (the figure discussed was 48-50db)*

Although on the face of it this seems like a good idea. Essentially measurements that are appropriate as agreed with the HDC relate to a 16 hour LAeq level , so it would not be practical to have an alarm system in place, because you would only really know if the guideline level of 50dB was exceeded at the end of the 16 hour period.

I have relocated the sliding doors to the side elevation –because we want to do what we can to compromise and take heed of the local communities concerns on this point.

We also accept that no food or drink be served in the garden but we request a smaller barriered off area after that time to accommodate smokers from the pub – as we don't want smokers to use the front pavements we want to manage our guests as a responsible establishment would.

A beer garden is essential for our pub to work – as it is for the adjoining Robin hood and Golden lion – So we ask that this be taken into consideration.

As our rear elevation visual shows we are prepared to close off almost all existing windows at high first floor level to the rear and frost the window to the gents past head height so that we get a little natural light in but we don't overlook any other premises.

- *3 You would provide the Civic Society a zero impact assessment on the economy of the rest of the town*

The St Ives Civic Society and the recent consultation event requested that the applicant undertake an impact assessment of the application proposals. In response to this request it is worth highlighting that the National Planning Policy Framework (NPPF) seeks to promote positive competitive town centres and support their vitality and viability. Leisure uses such as public houses are considered an appropriate land use in town centre locations with paragraph 26 of the NPPF stating that applications for retail, leisure and office developments will only require an impact assessment where the proposals are in an out of centre location and exceed 2,500sqm (this is why it would be appropriate for the Waitrose development for example). In this instance, the scheme does not exceed 2,500sqm and it is located within a town centre and therefore assessing the impact of the proposals is not a legitimate planning requirement.

Notwithstanding the above, J D Wetherspoons have plenty of experience of moving into established town centres where alternative public houses are already available and it is our experience that Wetherspoons can be complementary to these existing businesses and attract new customers to the centre who undertake linked trips to other services and facilities.

In addition when JDW purchased the property, had it been marketed for long time – years I'm told – without interest, 'Warehouse clearance shops' was a small independent supermarket chain which was bought by Morrisons. Morrisons purchase was never centred around this site and they never traded from this site as it wasn't suitable. Therefore the property was on the market for a long time.

We have previously provided you with information in relation to the job creation that will be generated by these proposals as well as the additional spending that this will create within the local economy. It is therefore the case that the proposals will offer significant benefits to the locality and should not be perceived as a threat.

I enclose a JD Wetherspoon management plan that highlights how the pub will operate
the proposed development will result in significant job creation, created as part of the public house operation. These include a mixture of part-time and full-time employees, as well as various different roles in the day to day operation of the site. Based on other equivalent comparators the employment opportunities are broken down approximately as follows:

- 1 x Site Manager;
- 4 x Deputy Managers;
- 6/8 x Kitchen Staff (chefs);
- 10 x full-time bar staff (circa 39 hours per week);
- 15/17 x part-time bar staff (circa 20 hours per week); and
- 4 x cleaners.

It also must be acknowledged the contribution made by public houses to the vitality and viability of town centres, particularly where they operate an all-day facility which can interact with surrounding businesses.

This contributes to the day time and evening economy during peak and off peak periods.
The proposals will do just that.

The following figures provide an approximate indicator of the economic outputs of the proposed development. Clearly there will also be benefits to the wider local economy than those simply generated on-site.

The total construction costs will be around £1.6m and it is estimated that the gross impact generated by the implementation of the proposed development will be specialist employment for 17 people over the 16-week construction period. It is important to note that construction is a key contributor to economic activity and employment due to its heavy reliance on an extended and varied supply chain. As a result, construction activity has positive impacts that go well beyond the on-site jobs created and the capital expenditure invested in the development scheme.

Gross Value Added (GVA) per employee provides a measure of the value of the output produced by employees within the economy. It is a key indicator for economic growth. Based on data from the Office for National Statistics (ONS), the GVA generated by the on-site construction employment would total £0.255m. The public house's workforce will generate £1.951m of additional GVA annually.

The County's ONS jobs density (total jobs to population aged 16-64) is higher than the Great Britain average and as a result many Cambridgeshire residents who are employed work within the County. Therefore it is expected that many of the jobs created by the public house will be taken up by local people. The proposal will also improve the County's underrepresentation in the accommodation and food services sector (ONS data).

I hope this helps to address your concerns re economy – while the management plan demonstrates the community benefits of the Wetherspoon development in St Ives.

We also talked about Car parking – we would be employing a majority of local staff and would encourage use of the local facilities for parking which appear to be fantastic (over 2500 spaces) and public transport. Obviously we would not condone parking on double yellow lines and there is enforcement in place for that issue outside of planning matters.

Also deliveries were mentioned – our deliveries are consolidated in an offsite warehouse to minimise deliveries and are minimal – We are delivering to the front – The only use for the rear gates is for a fire escape and for bin collections as existing as the other local business and residents current use. There is no customer access from the rear of our proposal.

· *4 You would incorporate bi-folding windows on the front of the building and remove the railings.*

I enclose a revised visual and plans and elevations – It shows a more traditional frontage with a stall riser as we discussed and I think it's a fantastic improvement. The rails are gone and it's much more fitting on the street scene – this is a direct change from our meeting and after talking to local residents and the community at our forum.

public consultation
When it was – 16th November 2015
how many attended – about 60 people approximately
how many comments received – 112 in total – the total of the tally on the responses form
summary of the comments received – see enclosed comments responses form
how have they taken them into account. – see above

I attach a copy of the 'Notice of Public Exhibition' which was used to advertise the event; a copy of the Comments Form/Questionnaire, which was available at the event and via our website;
and a copy of the Comments Form Responses, which summarises the comments received and which I trust you will have already seen
– 27 people in total completed the Comments Form.
With regards your query as to why the Comments Form Responses table shows 27no responses to Q's 1-3 though 31no to Q4,
I would suggest this is simply due to Q4 asking for 'any other comments' and, obviously, if some individuals made comments on more than one matter when responding to Q4,
the table will show more than 27 comments made in total, albeit by only 27 people.
We believe approximately 60 people attended

Can you confirm that this is suitable please
And if I can do anything else to support this application

Can you confirm that the planning dept will also continue to support the application at the committee meeting please?

Many thanks
Lee Bradley
Architect CT
07747477184

DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **1402210OUT (OUTLINE APPLICATION)**

Proposal: **RESIDENTIAL DEVELOPMENT WITH ACCESS ROAD, OPEN SPACE, BALANCING POND, INCLUDING DEMOLITION.**

Location: **HOUGHTON GRANGE HOUGHTON HILL HOUGHTON PE28 2BZ**

Applicant: **BIOTECHNOLOGY AND BIOLOGICAL SCIENCES RESEARCH COUNCIL**

Grid Ref: **529564 272003**

Date of Registration: **24.12.2014**

Parish: **HOUGHTON AND WYTON**

RECOMMENDATION - APPROVE

Reason for Referral to DMP: Cllr Ian Bates has objected the S106 contribution to enhance formal open space provision at the St. Ivo outdoor centre.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 Houghton Grange is situated on the south side of Houghton Road (A1123) with the Slepe Meadows housing development to the north west. To the east is the residential property of The How and land formerly part of the golf course. The new Green Acres housing development is further to the east. To the south is a County Wildlife Site and to the south east the Thicket woodland that was in the past gifted to the Council by the Biotechnology and Biological Sciences Research Council (BBSRC - the applicants). To the west is open grazing land and the grounds of Houghton Bury.

1.2 The Grange is Grade II listed along with the two entrance lodges to the site. Within the site there are a total of 6 existing dwellings; Dormy House, the two listed lodge houses, a pair of recent link detached houses and a bungalow on the isolation unit. The building known as the Director's House was converted to offices and is therefore not considered as an existing dwelling.

1.3 There is a belt of trees that runs north-south from the frontage of the site through the centre, and deeper and more varied areas of planting each side of the Grange. Many of the trees on the site are protected by a Tree Preservation Order.

1.4 The site is proposed to be accessed by a corridor that connects to the signal controlled cross road junction with Houghton Road (A1123).

1.5 The application site has a total area of 11.16 hectares which includes the original 9.6 hectare site allocated within the Local Plan Alterations

2002 plus the area of land for provision of the access and balancing pond. The site is within the Parish of Houghton and Wyton.

1.6 The application is for residential development with access road, open space and balancing pond and includes the demolition of existing buildings. Access is the only matter to be approved at this stage with layout, scale, appearance and landscaping to be reserved for subsequent approval. The final number of dwellings will be determined at the detailed design stage however it is anticipated that the site will achieve approximately 90 units.

1.7 The application is supported by a Planning, Design and Access Statement, Ecological Appraisal and Protected Species report, Transport Assessment, Travel Plan, Flood Risk Assessment and Drainage Strategy, Tree Survey, Environmental Land Quality Assessment and Archaeological Evaluation Report.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 Planning Practice Guide

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H37: "Environmental Pollution"
- T18: "Access requirements for new development"
- T19: "Pedestrian Routes and Footpath"
- R2:"Recreation and Leisure Provision"
- R7 "Land and Facilities"
- R8 "Land and Facilities"
- R12: "Land and Facilities"
- R13:"Countryside Recreation"
- R15: "Countryside Recreation"
- En2:"Character and setting of Listed Buildings"
- En3:"Alternative Uses for Listed Buildings"
- En5: "Conservation Area Character"
- En6: "Design standards in Conservation Areas"

- En7:"Outline Planning Applications"
- En9: "Conservation Areas"
- En12: "Archaeological Implications"
- En18: "Protection of countryside features"
- En22: "Conservation"
- En23: "Conservation"
- En25: "General Design Criteria"
- CS8: "Water"
- CS9: "Flood water management"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL2 - Allocated Sites
- HL5 - Quality and Density of Development
- HL10 - Housing Provision
- OB2 - Maintenance of Open Space

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS2: "Strategic Housing Development"
- CS4: "Affordable Housing in Development"
- CS9: "Strategic Green Space Enhancement"
- CS10: "Contributions to Infrastructure Requirements"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP1 "Strategy and principles for development"
- LP2 "Contributing to Infrastructure Delivery"
- LP3 "Communications Infrastructure"
- LP6 "Flood Risk and Water Management"
- LP7 "Strategic Green Infrastructure Enhancement"
- LP8 "Development in the Spatial Planning Areas
- LP13 "Quality of Design"
- LP14 "Reducing Carbon Dioxide Emissions"
- LP15 "Ensuring a High Standard of Amenity"
- LP17 "Sustainable Travel"
- LP18 "Parking Provision"
- LP24 "Housing Mix"
- LP25 "Affordable Housing Provision"
- LP28 "Biodiversity and Protected Habitats and Species"
- LP29 "Trees, Woodland and Related Features"
- LP30 "Open Space"
- LP31 "Heritage Assets and their Settings"
- Proposed Allocation (Mixed use) SI 1: St Ives West

3.5 Supplementary Planning Guidance / Other Documents / Legislation:

- The Town and Country Planning Act 1990
- The Planning and Compulsory Purchase Act 2004
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011
- Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System)

- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Design Guide (2007)
- LDF Developer Contributions SPD (2011)
- St Ives West Urban Design Framework (2005)
- Conservation of Habitats and Species Regulations 2010 (Habitats Regulations)
- Wildlife and Countryside Act 1981
- Localism Act 2011
- Houghton & Wyton Neighbourhood Plan (Emerging)

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

4.1 Until the late 19th century the site was farmland with a residential property 'Dormy House' that was formerly part of Home Farm. In 1897 Houghton Grange was built for Harold Charles Coote, the Deputy Lord Lieutenant of Cambridge.

4.2 The site is developed with an extensive range of buildings relating to the former research and development use by the BBSRC following the Second World War and was occupied for this use until 1992. In 1991 planning permission was granted under reference 9001762OUT for the redevelopment of the site as a business park. This use was not taken up, the permission was not implemented and has since lapsed.

4.3 Following representations from the BBSRC the site was allocated for housing in policy HL2 of the Huntingdonshire Local Plan Alteration 2002.

4.4 Planning permission of residential development including construction of new access was granted under reference 0212719OUT in 2006. This permission expired in 2009. In 2008 planning permission was also granted under reference 0801195FUL for amendments to the design of the access to achieve the Highways Section 278 Agreement with the County Council. This was constructed jointly by the BBSRC and Taylor Wimpey

4.5 1101937OUT received consent in 2012 for residential development of the site; this lapsed on the 30th April 2015.

5. CONSULTATIONS

5.1 **Houghton and Wyton Parish Council** recommend APPROVAL but make comments and requests:
- Confirmation that any reference to St Ives West UDF in the supporting documentation is to the 2005 document (supported by the Parish) and not the 2011 UDF which was quashed by the High Court in May 2013.
- Concerns and recommendations made by Cambs. Police, the Cambridge Ecology Houghton Grange: Extended Phase 1 Habitat Survey and Protected Species Scoping Survey 2014, the Wildlife Trust, Environmental Health are all supported.
- An organised dig is required to reveal the sites true history.

- Plans for Houghton Grange and its setting to be returned to its former glory are welcomed
- Views of the site should be protected and storey heights, lighting and reflective surfaces should be carefully considered.
- The emerging Houghton and Wyton Neighbourhood Plan establishes Houghton Grange to be within the built-up area of the village and is looking to this development to satisfy some housing needs of the village. The Neighbourhood Plan survey showed need for sheltered accommodation, retirement homes, family homes, 1-2 bed starter homes and opportunity request for self-build plots.
- Whilst suggestion of links to St Ives has been made, greater consideration should be given to enhanced connectivity to the village.

5.2 **St Ives Town Council** (neighbouring Council) recommend APPROVAL subject to existing conditions being carried forward from previous permission. HDC's position statement regarding this site and the local plan is noted. Noted this is a renewal of an existing permission from 2012 with some minor amendments.

5.3 **Cambridgeshire Constabulary** - no comments to make concerning these proposals in respect of crime prevention and fear of crime regarding the access into the site. However advice is given for consideration of incorporation within the layout design before submission of Reserved Matters application.

5.4 **CCC Archaeology** - no objections or requirements for this development.

5.5 **CCC Highways** - The Transport Assessment is acceptable and the results from the previous application are still valid. The same conditions as accompanied the previous application should be used.

5.6 **Environment Agency** - no objections subject to inclusion of conditions relating to improvements to the sewerage system; detailed surface water drainage scheme; contamination remediation strategy; and unidentified contamination.

5.7 **HDC Environmental Health (contamination)** - A new land contamination risk assessment and remediation strategy should be undertaken as there has been new toxicological developments since the last assessment (in 2005) and these should now be taken into account.

5.8 **HDC Housing** - Affordable housing should be provided at policy level.

5.9 **HDC Operations** - The quantum of open space is acceptable, tracking details for the refuse freighter should be provided, the RECAP Waste Management Design Guide should be taken into account and the toolkit completed.

5.10 **HDC Sport & Active Lifestyles Team** - Currently there are 10 grass pitches (4 adult soccer, 1 adult rugby, 3 '9v9' soccer and 2 mini soccer) and two cricket squares. An off-site contribution of £47,585 or £528.72 per dwelling should be provided to carry out work to enable the pitches at St Ivo Outdoor Centre to be used more extensively and

flexibly throughout the year, including by the new population at Houghton Grange.

5.11 **Natural England** - This application is in close proximity to the Houghton Meadows Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

5.12 **Wildlife Trust** - Welcome the fact that the applicant has undertaken relevant ecological surveys and attempted to keep information for example on protected species up-to-date although the latest survey was undertaken in November 2014, a sub-optimal time of year. It is however true that the areas of grassland closest to the proposed development would not be considered priority habitat but has significant potential to be restored to a more species-rich state. The protected species aspects of the survey report do however appear to be thorough and various recommendations have been made for mitigation or further surveys. All of these recommendations must be followed at the detailed full planning stage. The Wildlife Trust also welcomes the identification of the potential for enhancement at Houghton Grange Grassland CWS and a range of other habitat creation measures. Planning conditions and a section 106 planning agreement will be required to ensure that all of the ecological mitigation and enhancement measures proposed are implemented. There will be a need for an Ecological Management Plan during both the construction period and beyond to ensure the long-term future and security of the Houghton Grange CWS and the other ecological mitigation and enhancement measures. It is likely that enhancements to the Houghton Grange Grassland CWS will be best secured through a s106 planning agreement rather than planning conditions. Long-term management responsibility for this site will also need to be clearly set out, as with the development more intensive management will be required to prevent the quality of the habitats deteriorating. The proposed cycle path / surfaced footpath through the County Wildlife Site remains a major concern to the Wildlife Trust as it would be likely to cause direct damage to and loss of priority species-rich grassland habitat. There are also likely to be indirect impacts arising from increased numbers of visitors, dog walking (& fouling), predation by cats. It is likely that a surfaced footpath / cycle way would be objected to, unless it could be demonstrated that the proposals overall would result in significant enhancement to the CWS and an increase in the area of priority lowland meadow habitat.

6. REPRESENTATIONS

6.1 No comments received at time of determination.

7. ASSESSMENT

7.1 The main issues to consider in assessing this application are those of principle of development, design, impact on heritage assets, trees and landscape, biodiversity, contamination, access and highways, flooding and drainage, sustainability and planning obligations.

Principle of Development

7.2 Site Allocation - The site is allocated for residential development in the Local Plan Alteration 2002. For the period 2001 to 2026, the Core Strategy identifies the need for at least 14,000 additional homes to be provided in Huntingdonshire. This provision will be made up of 2890 homes that were completed between 2001 and 2006, 4265 homes that will come from existing allocations in the Local Plan (including Houghton Grange), 1345 homes that will come from non-allocated sites that have planning permission or agreement in principle and 5500 that will be provided in the locations identified in Core Strategy policy CS2 (including the adjacent area within St Ives West).

7.3 The Draft Local Plan to 2036 also allocates the site as part of the wider St Ives West site with the St Ives Spatial Area noted as incorporating the town of St Ives and parts of the parishes of Hemingford Grey, Fenstanton, Houghton and Wyton, Wyton-on-the-Hill and Holywell-cum-Needingworth where they relate closely to St Ives. Whilst the Local Plan is still an emerging document, the principle of residential development on the site is fully compliant with Local Plan Alteration policy HL2 and is therefore acceptable subject to all other considerations.

7.4 Neighbourhood Plan - The Houghton and Wyton Neighbourhood Plan has been prepared and is due for examination in autumn the examiner's report received on 14 December 2015; the PPG states that Neighbourhood Plans are to be considered as part of the Development Plan once they are agreed at a referendum, para. 007 (Reference ID: 41-007-20140306) advises emerging neighbourhood plans may be a material consideration in accordance with para. 216 of the NPPF. The Neighbourhood Plan submission document contains a section entitled 'Existing Development Sites - Parish Needs and Intensions' and this acknowledges that (at the time of its drafting) there was an extant permission for up to 90 dwellings which is considered "provides an appropriate scale of growth to satisfy the housing needs of the parish and wider area over the plan period". Whilst the plan makes reference to other points regarding the housing mix (one and two bed units and retirement housing), the current proposal seeks outline consent for an unknown mix and therefore these points are matters to be considered as part of the reserved matters, when the detailed design is considered.

7.5 Reference is made within the Neighbourhood Plan to live/work units; the current proposal only seeks consent for residential use however and does not include any element of Use Classes A2 or B1. In this instance the LPA does not have an adopted policy requiring inclusion of live/work units into developments and given the allocation in the Local Plan Alteration for residential development and history of permission on this site, it is not considered that the Parish request for live/work units can reasonably be required.

7.6 In order to meet the basic conditions the examiner's recommendation is to 'move section 14 [the Existing development sites – Parish needs and intentions] in its entirety to a separate section (which does not appear as part of the Plan) or appendix of the Plan which clearly labelled 'community aspirations' or delete it in its entirety'. The examiner also recommends deletion of Policy HWNP1 - village limits/

built up area which sought to draw a line on a map to define the extent of the built up area. Additionally, she recommends rewording of Policy HWNP3 - settlement gap to say 'Development proposals should respect the individual and distinct identities of the village of Houghton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these two settlements or lead to their coalescence.'

7.7 It is therefore considered that the proposal is broadly compliant with the emerging Neighbourhood Plan.

7.8 Status of the St Ives West UDF - The District Council prepared a St Ives West Urban Design Framework (UDF) to establish planning, urban design and development principles for an area identified for growth in the Huntingdonshire Core Strategy (2009). The UDF was subject to full consultation, and was approved in 2011 by the District Council's Cabinet. The District Council was challenged in April 2013 through a Judicial Review hearing on the lawfulness of the UDF on two grounds - whether it constituted a site allocation, and whether it should have been prepared in the format of a Supplementary Planning Document. The District Council was successful in proving that the UDF did not constitute an allocation, but the judgement declared that the UDF ought to have been prepared as a Supplementary Planning Document, and consequently the UDF was quashed by the Deputy High Court Judge on 2nd May 2013.

7.9 The 2011 document has therefore not been given any weight in the determination of this application.

7.10 An Urban Design Framework was adopted as Interim Planning Guidance in March 2005 which provides guidance on how three sites, including the application site, should be developed. Whilst the application site is slightly larger than the site area detailed in the UDF (due to the inclusion of land indicatively shown for the balancing pond) and the density of development is increased, the broad principles for developing the site in the UDF are featured within the indicative masterplan.

Indicative Layout and Scale Parameters:

7.11 The application is in outline only with all matters except access reserved for later approval. The submitted illustrative Masterplan indicates how the site could be developed.

7.12 The current application utilises the same masterplan as application 1101937OUT which was extant at the time of submission. It is not considered that there have been any 'on the ground' changes to alter the previous view that the site is capable of accommodating the scale of development proposed without having an adverse impact upon the locality. As before:
- Dormy House, the listed lodges and the Grange will be retained on the site with all other buildings to be demolished.
- The access to the development is taken from the existing traffic junction.
- The removal of the modern linked buildings connected to either wing of Houghton Grange will enhance its setting.

- There are further enhancements to the setting of Houghton Grange by providing the opportunity for new buildings nearby that are of a more appropriate scale and form.
- The historical uses of the site are to be respected by proposing to retain the former farmhouse known as Dormy House as well as the gatehouses to the site.
- An appropriate arrangement of buildings can be provided that respect the setting of the various tree groups within the site, particularly the avenue of lime trees in the centre of the site.
- A framework of roads and paths can be provided that ensures that the site is not dominated by the car.
- An increase in density of the proposed development across the site from west (the countryside edge) to east (towards St Ives) is proposed.
- A design code will be essential to ensure detailed design quality that is appropriate for the site.

7.13 The submitted Masterplan and scale parameters as set out within the Design and Access statement satisfactorily demonstrate that the development of this site of the scale and amount proposed is acceptable.

7.14 As with 1101937OUT, conditions are recommended to secure the retention of Dormy House.

Heritage Assets

7.15 The majority of the site is now within the Conservation Area and Houghton Grange and the East and West Lodges are Grade II listed, Houghton Grange is on the Council's At Risk Register. Dormey Lodge is an unlisted building but is considered as a heritage asset in accordance with the PPG.

7.16 The entire application site is considered to be within the setting of the key listed building of The Grange.

7.17 The treed avenue connecting the gate lodges to Houghton Grange is crucial to the setting and also the understanding of the listed buildings on the site. It has remained relatively unaltered since the construction of the properties and its proposed retention is welcomed.

7.18 Whilst the proposed development is in outline only (with only access to be approved) the application is supported by a Masterplan which was previously found to be acceptable as the indicative scheme respects the framing of Houghton Grange with the dwellings paying respect to and acknowledging the status of the grand approach to Houghton Grange. The area to the front of Houghton Grange locates vehicles away from the front of the building with more formal gardens to the front as the historic records and images show.

7.19 Houghton Grange itself will be restored as part of the development to a detached single period property. Alongside the reserved matters submission this will require separate Listed Building Consent.

7.20 The indicative Masterplan and associated documents propose to remove the 1960's wings attached to Houghton Grange. These are considered to be unsympathetic to the setting of Houghton Grange as

a heritage asset. The removal of the wings will positively enhance the setting of Houghton Grange. It is proposed that new dwellings will be erected either side of the original house and will be carefully designed to respect the setting and be subservient to the house. The wings illustrated are symmetrical to Houghton Grange and frame the building.

7.21 To the south of the Grange the formal lawn will be reinstated as a private garden enclosed by the mature trees either side.

7.22 Dormy House is to be retained as a dwelling. Around Dormy House the new development is proposed to have a simple rural character to reflect the complex of farm buildings originally in this area and shown on historic maps. Again any works to the listed lodge houses will also require listed building consent.

7.23 The proposed development is considered to be sympathetic to the setting and character of the heritage assets, positively enhancing and conserving the assets by removing existing unsympathetic buildings and safeguarding the future of these assets. Conditions are recommended to ensure the retention of Dormy House and for a scheme for all works to the heritage assets accepting that for the listed buildings associated listed building consent will be required; again, this approach is consistent with the recently lapsed permission.

Trees and Landscape

7.24 A key feature of the site is the specimen and mature trees that form the original parkland setting. The application is accompanied by a Tree Survey, Arboricultural Implications Assessment and Method Statement.

7.25 The proposed development provides an opportunity to gain some strategic tree planting as part of a designed landscape scheme for the site. The masterplan layout identifies that the amount of development proposed allows for the opportunity for extensive new landscape planting around the boundaries, access, roads, footpaths and public open spaces.

7.26 The detailed landscape proposals will follow as a reserved matter. To ensure a high quality development and coordinated landscape design it is considered that a Landscape Strategy for the whole of the site needs to be produced, that will inform any subsequent reserved matters applications for the whole, or separate parcels of the site. Conditions are therefore recommended for a site-wide landscape strategy, hard and soft landscaping, arboricultural information and landscaping management and maintenance plan.

7.27 Access to quality green space is a priority for the Council and Core Strategy Policy CS9 sets out the Council's objective of creating appropriate access for a wide range of users to enjoy the countryside, including the Great Ouse Valley area. In accordance with the UDF which was in place at the time of the determination of the previous application, the applicants were to transfer the land between the application site and The Thicket to the District Council to provide an area of strategic green space. The 2011 UDF is no longer relevant and the Local Plan Alteration (2002) housing allocation for this site

does not seek to secure the additional land for public access. It is noted that the application site is included within the St Ives West allocation within the emerging Draft Local Plan to 2036: Stage 3 (2013) where an area of strategic green space is to be secured but the land to the south of the application site is not included within the site allocation. As such the land transfer and creation of strategic green space which was previously secured is not to be sought as part of the current application.

7.28 The proposed development still incorporates public access from the site to The Thicket path and this is welcomed.

Contamination

7.29 The previous application was supported by a ground contamination risk assessment undertaken by Enviros in September 2005, however, at the time of the assessment being written details of the design criteria and development layouts were not available and as a consequence, detailed remediation actions were not presented and a condition was attached requiring a land contamination remediation scheme be submitted, approved, implemented and completed (with a validation report) before development takes place.

7.30 The Council's Environmental Health Officer has advised that there have been new toxicological developments since the assessment was undertaken in 2005 and these should now be taken into account. This point is noted and can be secured by condition.

7.31 The Environment Agency has also confirmed that they are satisfied that the risks to controlled waters posed by contamination at this site can be addressed through appropriate measures which can be secured by condition.

Biodiversity

7.32 An Extended Phase 1 Habitat Survey and Protected Species Scoping Survey has been submitted alongside the application; this report (dated December 2014 and prepared by Cambridge Ecology) which makes the following recommendations:

- specific surveys for Bats, Badger, Reptiles, Breeding Birds and Invertebrates to inform the planning process,
- habitat creation and ecological input to the landscaping design for the proposed development site,
- preparation of an ecology management plan for the long term management of the habitats on the developed site.

7.33 Para. 99 of Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System) states that it is "essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted" and therefore advises planning conditions should only secure ecological surveys be carried out in exceptional circumstances.

7.34 The submitted report states that further species specific surveys should be carried out for Bats, Badger, reptiles, breeding birds and

invertebrates to inform the planning process; a further survey for Great Crested Newts will also be necessary to inform the License application.

7.35 In this instance, it is considered that the amount of development sought (up to 90 dwellings) can be accommodated within the red edge application site and satisfactorily take into account the findings of subsequent surveys with avoidance and mitigation measures such that the granting of outline consent will not result in harm to protected species.

7.36 The area immediately to the south of the application site (within the applicant's ownership) is a County Wildlife Site which has significant ecological value for its flowers and grasses. The Wildlife Trust raises some concerns about the proposed cycle path / surfaced footpath through the County Wildlife Site as it would be likely to cause direct damage to and loss of priority species-rich grassland habitat and there is also likely to be indirect impacts arising from increased numbers of visitors, dog walking (& fouling), predation by cats. Whilst this concern is noted, it is considered that there is other land within the applicant's control which could potentially enable further enhancements and an overall increase of priority lowland meadow habitat. A suitable conservation management regime for the County Wildlife Site is therefore required and a condition is recommended for a scheme to demonstrate how the development will contribute to the enhancement of nature and local biodiversity and to address the ecological impacts from the development.

7.37 Natural England advises that the proposed development does not appear to affect statutorily protected sites or landscapes.

7.38 The application is considered acceptable in this regard with the recommendation of conditions for a biodiversity and ecology enhancement scheme and for the additional protected species surveys.

Access and highways:

7.39 The Local Highway Authority (LHA) has confirmed that the submitted Transport Assessment is acceptable and that the results from the previous application are still valid, namely the impacts arising from the 90 dwellings will not have a significantly adverse effect upon the local highway network.

7.40 The site is close to the Market Town of St Ives and a number of frequent bus services (including the Cambridge Guided Busway) run in both directions along Houghton Road in the vicinity of the application site providing connections between the site and destinations including St Ives, Huntingdon and Cambridge. Bus stops have been provided either side of Houghton Road as part of the Slepe Meadow access junction including pedestrian crossing facilities. The bus stops, pedestrian crossing facilities and frequent bus services are considered to be sufficient to make the Houghton Grange site accessible by public transport.

7.41 It is proposed that the site would be accessible by pedestrians and cyclists as follows: -

a) via the existing footway / cycleway that runs along the southern side of Houghton Road (which connects the site with St Ives town centre area), and
b) via a new pedestrian link that is proposed to be provided which will link the development site with The Thicket

7.42 A Residential Travel Plan is to be secured by condition and this is in accordance with both national and local planning policy to promote alternative modes of travel and reduce car use.

7.43 Full highway engineering details and surfacing of all highways are recommended to be secured through imposition of appropriately worded conditions.

7.44 The application is acceptable in this regard.

Flooding and drainage

7.45 The Environment Agency's Indicative Flood Risk Map shows the site within Zone 1 which means that the site is at less than 1 in 1000 annual probability of flooding.

7.46 The site currently has a drainage system that takes surface water from the buildings and roads through a pipe system to an open ditch on the lower levels. A Flood Risk Assessment and Drainage Strategy have been submitted with the application. The Environment Agency has reviewed this document and finds it acceptable for the scale and nature of development proposed as it demonstrates that the site is not at risk of fluvial flooding and that it will be feasible to attenuate the surface water runoff to the Brownfield QBar rate. A condition is however required to secure the submission of a surface water drainage scheme.

7.47 In terms of foul drainage, permission for redevelopment of this site has previously been granted on the basis of a condition restricting occupation until evidence is provided to demonstrate there will be no breach of legislation due to concerns of limited capacity within St Ives STW.

7.48 It is understood that since the previous permission Anglian Water has provided updated information to show that the St Ives STW has capacity and the Hunts DC Water Cycle Study has also been updated to reflect this. However the EA are aware from correspondence in Sept 2013 between the applicant and Anglian Water that there a lack of capacity in the sewerage network remains and therefore a condition is necessary to ensure that there is clarity and evidence regarding capacity at St Ives STW.

7.49 Subject to these conditions, the application is acceptable in this regard.

Sustainability

7.50 The application site is considered to be in a location that is close to local facilities and existing public transport provision. The submission has been supported by a Residential Travel Plan and a planning

condition is recommended to be imposed to secure the provision of this.

7.51 The application is acceptable in this regard.

Planning Obligations

7.52 As referred to previously, this site is allocated within the Local Plan Alteration (2002) and has a recently lapsed permission. Therefore, whilst included within the wider St Ives West allocation within the Draft Local Plan to 2036: Stage 3, it is considered that this application is a stand-alone development and therefore contributions are only to be sought on the basis of the scale of development applied for by the applicants.

7.53 Community Infrastructure Levy - This development will be CIL liable in accordance with the Council's adopted charging schedule; as this application site is for a small-scale major development, CIL payments will cover footpath and access, health, community facilities, libraries and lifelong learning, and education.

7.54 The Community Infrastructure Regulations 2010 require planning obligations to be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

7.55 Section 106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

7.56 Affordable housing - The development should seek to achieve a target of 40% affordable housing in accordance with local policy. In this regard the applicants have agreed to provide affordable housing at policy compliant levels but as with the previous obligation, request that the S106 agreement to secure the provision of the affordable housing has sufficient flexibility to enable the possibility that some or the entire affordable housing requirement might be provided on adjoining BBSRC owned land if this comes forward for development under the St Ives West proposals. This flexibility is still considered to be acceptable in principle and any such proposal would be considered on its merits if and when the adjacent land comes forward.

7.57 Green Space - The development is to provide POS onsite and this is to be provided in accordance with Part B of the Developer Contributions SPD i.e. for 90 dwellings 4,452sqm will be required with a requirement for 1680sqm of continuous POS for play space to be provided on site. Due to the scale of the development there is no requirement for an equipped play area on site.

7.58 The SPD (in para B.27) states that the on-site open space and facilities should in the first instance be offered to the local Town/Parish Council or the District Council for adoption.

7.59 The proposal is for residential development and the indicative layout suggests the likely amount of development is to be around 90 dwellings and in accordance with para. B44 of the Developer

Contributions SPD, off-site contributions for capital outdoor sports shall be negotiated where appropriate.

7.60 The Fields in Trust (FIT) Planning and Design for Outdoor Sport and Play document (referred to within the SPD) states that local playing fields shall be available within 1.2km of all dwellings in major housing areas. In this instance, the St Ivo Outdoor Centre is within this catchment and therefore considered, irrespective of the Parish boundary, to be a facility likely to serve the population of this development. It is also understood that the facilities within Houghton and Wyton village are good quality and have sufficient capacity. In accordance with the CIL regulations which are now in force (but weren't when previous agreements were discussed and signed for this site), for money to be sought for Houghton and Wyton there has to be an identified project and a need for the enhancement of facilities owing to the increased population

7.61 The Council's Sport & Active Lifestyles Officer has advised that the St Ivo Outdoor Centre currently has 10 grass pitches (4 adult soccer, 1 adult rugby, 3 '9v9' soccer and 2 mini soccer) and two cricket squares which are at capacity and therefore residents of the proposed development would not have local access to formal open space within a reasonable travelling distance. In this regard an off-site contribution of £47,585 is required to allow drainage works to be carried out to enable the pitches at St Ivo Outdoor Centre to be used more extensively and flexibly throughout the year, and by the residents of the proposed development.

7.62 Cllr Bates considers that S106 contributions should be given to Houghton and Wyton rather than the Ivo Outdoor Centre as the development is wholly within the Houghton and Wyton Parish.

7.63 Whilst Cllr Bates request is noted, in this instance it is not considered that there is a designated project and requirement for Houghton and Wyton outdoor sport facilities to be enhanced in order to accommodate the population of the Houghton Grange development, and furthermore, in accordance with the FIT guidelines the application site is within 1.2km of St Ivo Outdoor Centre is (whereas the site is not within 1.2km of the Houghton and Wyton playing fields).

7.64 Wheeled Bins - In accordance with the Developer Contributions SPD, wheeled bins are to be provided and these shall also be secured by Section 106 Agreement.

7.65 In accordance with the Developer Contributions SPD (2011) and for the reasons set out above, this development will need to make provision for affordable housing, public open space, outdoor sports contribution and wheeled bin contributions. The applicants have agreed to enter into a legal obligation on this basis.

Other Matters

7.66 Previous conditions - Section 73 applications were submitted to alter the timescale for submission of documents relating to the scheme of works to heritage assets and the Design Code from 'prior to reserved matters submission' to 'as part of reserved matter submission', and

also to remove condition five which related to phasing of the development (1401768S73 and 1402103S73). The LPA was minded to approve these applications subject to a Deed of Variation to the original S106 agreement however permission 1101937OUT lapsed during the Section 73 applications. It is Officer opinion that these can be dealt with either in advance of, or part of a reserved matters submission and therefore the conditions should be worded to enable this flexibility.

7.67 Fire Hydrants - The comments of Cambridgeshire Fire and Rescue Service are noted and the provision of fire hydrants can be secured by condition.

7.68 Crime and Security - The comments of the Police Architectural Liaison Officer are also noted, it is however considered that these matters will be reviewed as part of reserved matters submission(s) and therefore a condition is not necessary at this point.

Conclusion

7.69 In conclusion the principle is considered acceptable, the proposal would not harm designated heritage assets, the proposal provides a pedestrian and cycle link and can provide an appropriate level of parking on site, would not harm highway safety, would not (subject to details) have a significant detrimental impact on amenity, subject to conditions would appropriately consider contamination, flood risk, biodiversity enhancements, and seeks to provide for infrastructure contributions in accordance with the developments scale through a S.106 Agreement.

7.70 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Reserved Matters – details and timescales
- Site Wide Landscape Strategy
- Tree protection and retention
- Hard and soft landscape scheme
- Landscape management plan for 25 years
- Additional ecological surveys
- Design Brief submitted if the reserved matters application do not accord with the design principles set out in the Planning, Design and Access Statement and Masterplan
- Scheme for works to the Heritage Assets (Houghton Grange, the East and West Lodges and Dormy House along with their settings)
- Dormy House to be retained
- Foot/cyclepath to link the site with The Thicket
- Highways layout – visibility splays, parking provision turning areas
- Roads to binder course level as minimum prior to occupation
- Residential Travel Plan

- Surface Water Drainage Scheme
- Scheme for the improvement of the existing sewerage system
- Remediation strategy & unidentified land contamination
- Fire hydrants

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Ms Charlotte Fox Development Management Officer 01480 388457**

To: Fox, Charlotte (Planning)[Charlotte.Fox@huntingdonshire.gov.uk];
Sent: Fri 2/20/2015 11:47:10 AM
From: H&W Parish Clerk
Flag Status: 0x00000000
Subject: Houghton Grange, 1402210OUT

Charlotte

This is the full comments from Houghton and Wyton Parish Council

Houghton and Wyton Parish Council Recommend Approval: Taking note of the following comments and requests.

We note the supporting documents to this application mention the proposed development scheme aims to be consistent with the St Ives West Urban design Framework. However, we have been told by the agent supporting this application that such references all refer to the 2005 St.Ives Urban Design Framework which we fully support and not the St.Ives **West** UDF of 2011 which was quashed by the High Court in May 2013. We would like this confirmed.

We note and support the following concerns:

1.Cambridgeshire County Police with regards the design of parking areas to reduce crime;

2. The recommendations made by Cambridge Ecology Houghton Grange: Extended Phase 1 Habitat Survey and Protected Species Scoping Survey 2014 which calls for species specific survey of the site; We especially note point 4.5 '*Due to its location between the edge of residential areas and the wider rural environment, the development site could be considered to act as a buffer zone between the existing and new residential developments to the north and east and more rural habitats to the west and south. Therefore for the plants and animals present in the development site, the value of the site is considered to be high.* '; We request that particular attention is given to the relocation of any species and the mitigation of the development effects on

all species.

3.The concerns expressed by the Wildlife Trust especially in relation to a surfaced footpath / cycle way' running through the County Wildlife site and which should not be allowed, 'unless it could be demonstrated that the proposals overall would result in significant enhancement to the CWS and an increase in the area of priority lowland meadow habitat';

4. We also support the conditions requested by the Environmental Health and potential toxicology.

The area across the Hill on which Houghton Grange is situated has a long history of human activity and according to historians is a landscape favoured by Romano-British and early Anglo-Saxons to site their tumuli or burial mounds. We note the reference to a rich Romano – British burial site to the north east.

Data on the HER (Historical Environment Record) already shows there are a lot of finds recorded from the 'amateur' archaeologists. A lot of these finds are now in the Norris Museum - ranging from the Neolithic to Roman to Saxon. The Houghton Grange burial seems to have been the biggest find. To date there has been no professionally organised dig, but do feel the evidence now suggests one should take place across wider areas of the site to reveal its true history.

The actual Houghton Grange building is an important house within the parish and we welcome plans to remove the modern wings which were attached in the 1960's. In doing so we welcome plans for the building and its' setting to be returned to former glory.

In this respect we see the views being protected in to the site – especially from the meadows and including those longer views from the south across the river. The hill forms an important backdrop to the Ouse Valley and hence would want to limit the height of roofs – especially where 2.5/3 storey accommodation may be concerned., as well as lighting and reflective surfaces.

In relation to the mix of proposed housing. The emerging Houghton & Wyton Neighbourhood Plan establishes Houghton Grange within the built-up area of the village and is looking to Houghton Grange to satisfy some of the housing needs of the village.

Our Neighbourhood Plan survey 2013 showed 80% of villagers wanted to see some sheltered accommodation and 73% wanted part of the site to be specifically developed for retirement homes.

Whilst 46% of the parish expected to see some family homes built, nearly 80% saw a need for 1 – 2 bedroom starter homes. We also had requests for different and quality design including providing an opportunity for some self build plots.

The aims of the Neighbourhood Plan are supported by the draft Huntingdonshire Local Plan to 2036.

We would expect to see the community of Houghton Grange integrate with the vibrant and active community of the village and its many clubs, societies, attractions and activities – including the shop, school and church. As such, whilst some linkage has been suggested taking people towards St.Ives, we would also like greater consideration of enhanced connectivity with the village itself.

Lois Dale
Clerk to Houghton & Wyton Parish Council
Tel: 01480 467209 / 07864576694
Website: www.houghtonwytonpc.co.uk

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 11 FEBRUARY 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No and Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1402130 26.01.2015	Mr and Mrs P McCarthy Mr G Saberton Greg Saberton Design Tom's Hole Barn Branch Bank Prickwillow Ely CB7 4UR	Single storey extension to side and two storey extension to front 4 Wellington Avenue St Ives	Full	Recommend Approval - Appropriate scale of development - In keeping with other properties in the area

1402152 26.01.2015	D & A Parish and M George Mr M Rossin Rossin Associates Ouse Valley House Station Road St Ives PE27 5BH	Demolition of disused offices 40A East Street St Ives	Full	Recommend Refusal - Concern that the application is confusing. Unclear if application relates to demolition only or demolition and new build. - One drawing shows front building being retained and converted to flats, another that it is being demolished. - If permission is granted by HDC, conditions should to attached relating to: - Access to St John's Road / Burleigh Terrace and potential damage to this private, adopted road during demolition and construction. Access for adjacent residents should be maintained. Any damage to the private road should be made good. • Temporary fencing to secure the site until construction is completed - Need to have regard to location of a telegraph pole and location of a manhole cover. - Need to establish if there are bats in the building to be demolished. - Need to ensure a common boundary wall is protected / reinstated.

1402169 21.01.2015	Mr A Noor Mr R Biddle 12C East Chadley Lane Godmanchester PE29 2BJ	Extension to front on property and conversion of store to give additional living space 17 Burstellars St Ives	Full	Recommend Approval - Appropriate scale of development
1402204 02.02.2015	Mr and Mrs H Williams Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Family room extension 5 Collingwood Close St Ives	Full	Recommend Approval - Appropriate scale of development
1402210 21.01.2015	Biotechnology and Biological Sciences Research Council Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Residential development with access road, open space, balancing pond, including demolition Houghton Grange Houghton Hill Huntingdon PE28 2BZ	Outline	Recommend Approval - Subject to existing conditions being carried forward from previous permission. HDC's position statement regarding this site and the local plan is noted. Noted this is a renewal of an existing permission from 2012 with some minor amendments.
1500041 02.02.2015	Howard Project Management Ltd Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Variation of Condition 1 of planning permission 1402206NMA to vary the internal floor plan to increase the number of units to 15 North Part of Cromwell Works New Road St Ives	Section 73	Recommend Approval - Subject to - Provision of adequate cycle store - Adequate bin storage space being provided.

1500055 02.02.2015	Mr D West Mr SAC Harrison E & P Building Design The Gables Field Walk Mildenhall Bury St Edmunds IP28 7AH	Single storey side extension between existing house and garage 24 Landcliffe Close St Ives	Full	Recommend Approval - Appropriate scale of development
1500119 02.02.2015	May Kwok Michael Lynham Associates 46 Grange Road Somersham PE28 3JX	Single storey extension to dwelling forming self contained annexe 20 Russet Close St Ives	Full	Recommend Refusal - Do not consider back garden development of a separate dwelling acceptable

Development Management Panel

Scale =1:5,000
Date Created: 18/01/2016

Application Ref: 14/02210/OUT
Location: Houghton and Wyton

Huntingdonshire DISTRICT COUNCIL

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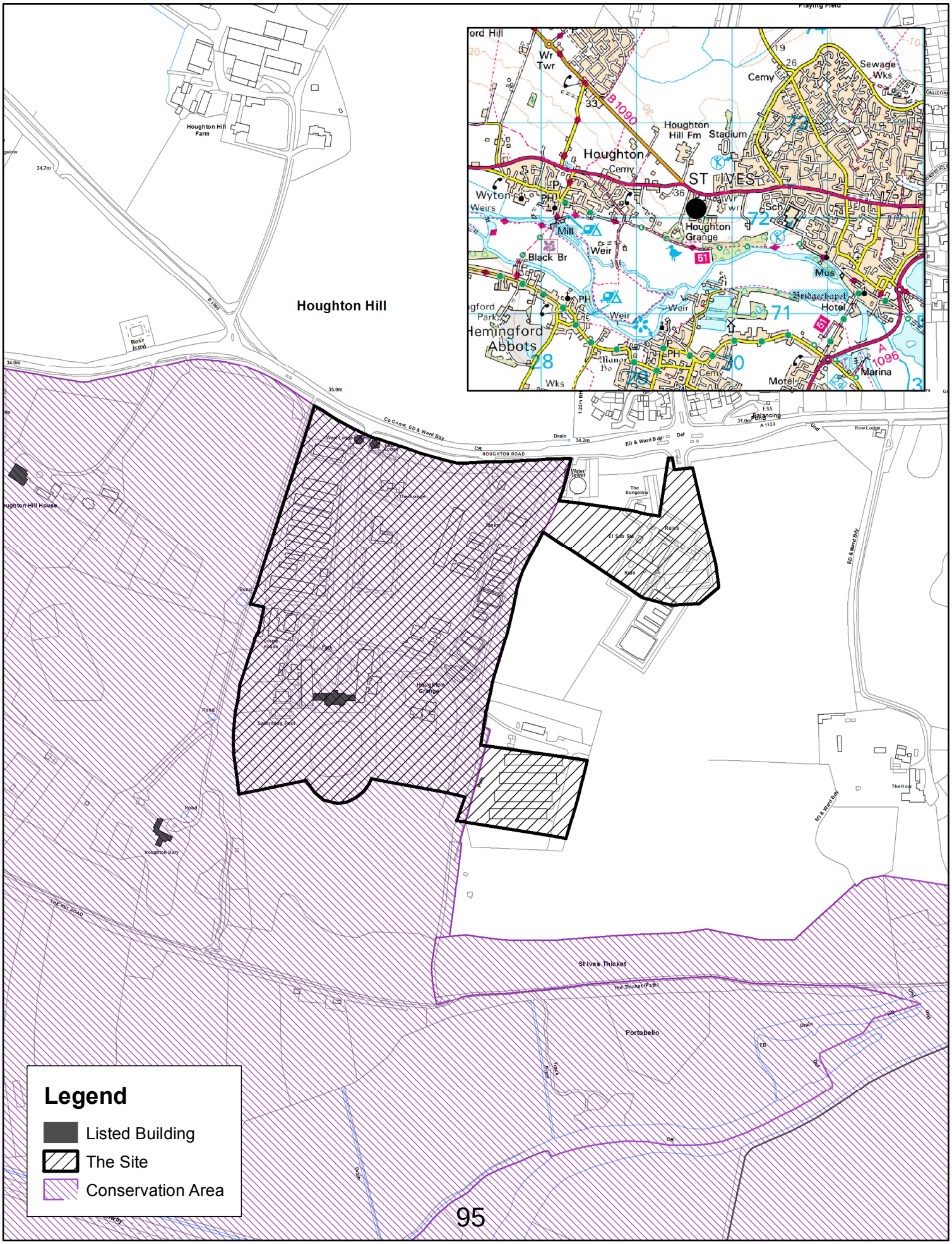
Ordnance Survey HDC 100022322

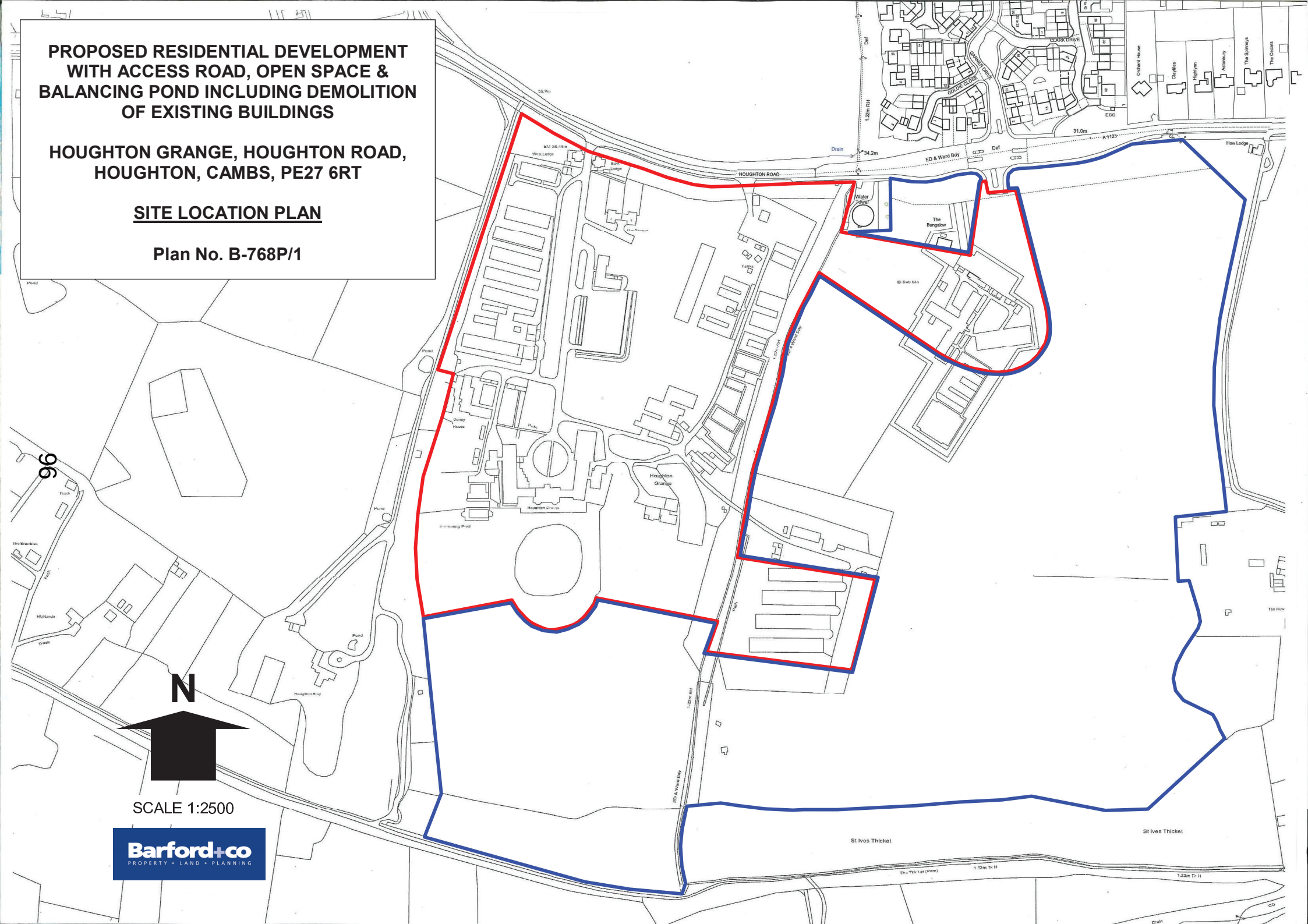


PROPOSED RESIDENTIAL DEVELOPMENT WITH ACCESS ROAD, OPEN SPACE & BALANCING POND INCLUDING DEMOLITION OF EXISTING BUILDINGS

HOUGHTON GRANGE, HOUGHTON ROAD, HOUGHTON, CAMBS, PE27 6RT

SITE LOCATION PLAN

Plan No. B-768P/1



Barford+co
PROPERTY • LAND • PLANNING

HOUGHTON GRANGE : LOCATION PLAN

N

scale 1:1000

DRAWING: 11544 (PL)001 rev P7

07.02.12 Masterplan amendments ev P4
09.02.12 Masterplan amendments rev P5
10.02.12 Re-sheeted to a1 rev P6
19.12.14 Masterplan amendments ev P7

FRANK
SHAW
ASSOCIATES
LIMITED

98

HOUGHTON GRANGE : MASTERPLAN

scale 1:500

DRAWING: 11544 (PL)002 rev P6
07.02.12 Master-plan revisions rev P4
09.02.12 Master-plan revisions rev P5
09.02.12 Master-plan revisions rev P6

FRANK
SHAW
ASSOCIATES
LIMITED
ARCHITECTS

E1101937

KEY

- MBH — MINI BEANY OR SIMILAR APPROVED COMBINED KERB & DRAINAGE SYSTEM
- CONTROL CATCHPIT
- HIGHWAY CATCHPIT, SWS & HEADWALL
- DITCH REALIGNMENT & HEADWALL
- 30.000 — DITCH REALIGNMENT LEVEL
- PROPOSED GULLY, 150MM ø CONNECTION & HEADWALL
- PROPOSED DOUBLE GULLIES & 150MM ø CONNECTIONS
- EXISTING GULLY
- HIGH SPOT OR LOW SPOT

ALL HEADWALLS TO BE SPILLWAY (JKH OR SIMILAR APPROVED) AND HAVE KEE KLAMP GUARDRAILS FIXED TO BOTH SLOPING AND HIGH SIDES ONLY AT EACH LOCATION.

CATCHPIT AND SEWER SCHEDULE

REFERENCE	COVER LEVEL	INVERT LEVEL	RING DIAMETER	SEWER DIA.	GRADIENT
H16	-	33.260	-		
CP1	33.840	32.000	1500	600	1:23
CP2	32.750	30.900	1500	600	1:69
CP3	31.300	29.450	1500	600	1:59
H4	-	29.180	-	600	1:118
CP5	32.750	30.900	1200	-	-
CP6	30.930	29.080	1200	300	1:54
CP7	30.000	28.800	1200	300	1:93
H8	-	28.500	-	300	1:13
H9	-	28.650	-	-	-
H10	-	30.500	-	-	-
H11	-	30.400	-	600	1:230
H12	-	33.200	-	-	-
CP13	34.560	33.000	1200	300	1:15
CP14	34.100	32.550	1200	300	1:58
H15	-	32.380	-	300	1:58
CP20	32.280	30.800	1200	-	-
				300	1:200
F2	31.400	29.500	1200	150	1:00
F1	30.400	29.000	1200	150	1:00
EF	28.550	27.600×	1200		

× TO BE VERIFIED

HDC DOC. CENTRE
10 NOV 2011
RECEIVED
VIA CSC

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
REV E	REVISED TO INCLUDE SA2 COMMENTS	TCR	ECM	23-01-08
REV D	FOUL CONNECTION SHOWN & HEADWALL HANDRAIL NOTE ADDED	TCR	ECM	04-12-07
REV C	ALIGNMENT REVISED TO CCC REQUIREMENTS	TCR	ECM	20-11-07
REV B	ALIGNMENT REVISED TO SUIT TRAFFIC SIGNAL DESIGN	TCR	ECM	04-10-07
REV A	DITCH ROUTE REVISED	TCR	ECM	11-05-07

PRELIMINARY | CONSTRUCTION | INFORMATION | TENDER

W O O D S H A R D W I C K

SCALE 1:500 @ A1 / 1:1000 @ A3

TITLE HOUGHTON ROAD ST IVES

DRAWN SAM | CHECKED CSB

DATE 22 MARCH 2007

DETAIL ROADWORKS AND DRAINAGE

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION. © THIS DRAWING IS COPYRIGHT

TEL. 01234 268862 ARCHITECTS & DEVELOPMENT CONSULTANTS 17 GOLDINGTON ROAD BEDFORD MK40 3NH FAX. 01234 353034

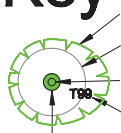
15861/2002 E

CAD FILE REFERENCE | VIEW LEVELS

REFERENCE FILE LEVELS

69

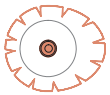
Key



Note: Underlined tree number denotes tree located by eye. Locations should be checked on site and if necessary drawings amended.

Category A tree
BS5837 2005

Category B tree
BS5837 2005



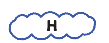
Category C tree
BS5837 2005

Category R tree
BS5837 2005

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category R represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Area of Trees Colours same as BS5837 2005 categories for trees (left)

Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2005 categories for trees (left)



Hedge Colours same as BS5837 2005 categories for trees (left)

100

Note:

Revision	Number	By	Date

thelandscapepartnership

Project	Houghton Grange
Drawing	Tree survey
Status	Issue
Job No.	B11034
Dwg. No.	TB01
Scale	1:1000@A1
Drawn	SP
Checked	MLR
Date	23.06.11

Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.

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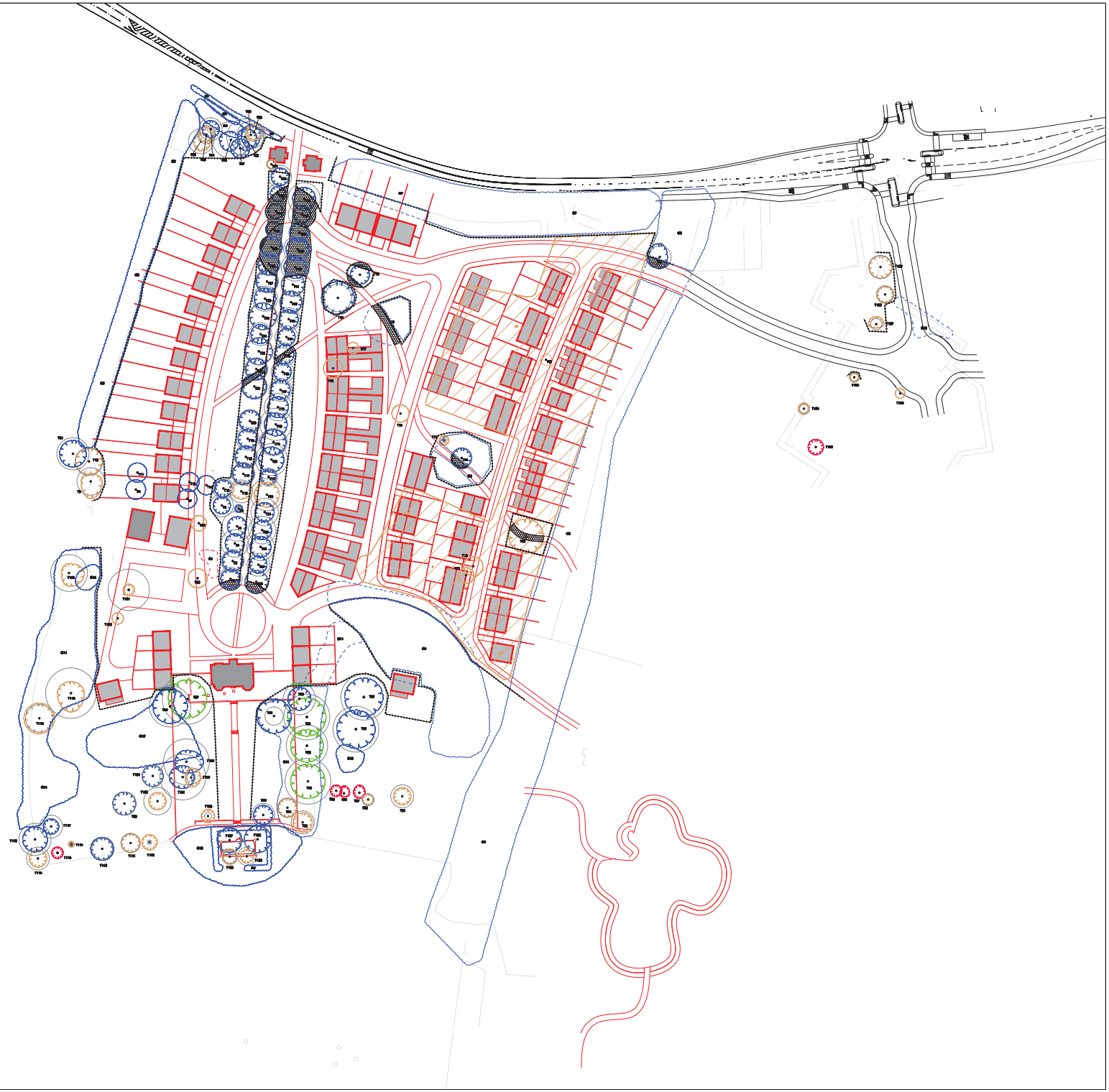

Key

Tree categories

Category A tree
BS5837 2005

Category B tree
BS5837 2005

Category C tree
BS5837 2005

Category R tree
BS5837 2005

Root protection area (RPA)
Diameter of trunk
Tree number as recorded on Survey Schedule
Tree canopy
Coloured symbol indicating BS category as shown below

Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2005 categories for trees (above)

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category R represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Arboricultural Strategy

Tree to be retained
Colour reference in accordance with the categories defined by BS:5837

Tree to be removed
Colour reference in accordance with the categories defined by BS:5837

G1
Tree group to be retained
Colour reference in accordance with the categories defined above

G1
Tree group/Part of tree group to be removed
Colour reference in accordance with the categories defined above

Line along which Tree Protection Barrier should be installed. Refer to accompanying AIA/AMS report for specification.

Area of existing hard surface to be removed by hand under the supervision of a suitably qualified Arboriculturist

Area of hard surface to be installed following a 'no dig' method of construction in accordance with APN12

Area of supervised excavations. Refer to accompanying AIA/AMS report for details.

Note:

Revision	Number	By	Date

Project
Houghton Grange

Drawing
Arboricultural Impact Assessment and Arboricultural Method Statement

Status
Issue

Job No.	B11034
Dwg. No.	TSG2_AIA
Scale	NTS@
Drawn	GP
Checked	MLR
Date	07.11.11

Do not scale off drawing. All dimensions in Lands are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.
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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/02297/FUL (FULL PLANNING APPLICATION)**

Proposal: **CHANGE OF USE OF AGRICULTURAL LAND AND ERECTION OF TWO PORTAL FRAMED BUILDINGS, ASSOCIATED EXTERNAL WORKS AND LANDSCAPING TO ALLOW FOR THE RELOCATION OF BEN BURGESS ELLINGTON. (AGRICULTURAL MACHINERY DEALERSHIP)**

Location: **LAND WEST OF BROOK FARM THRAPSTON ROAD ELLINGTON PE28 0AE (APPROX)**

Applicant: **BEN BURGESS HOLDINGS LTD**

Grid Ref: **515332 272122**

Date of Registration: 11.12.2015

Parish: **ELLINGTON**

RECOMMENDATION - REFUSE

This application is reported to the Development Management Panel as Ellington Parish Council's (PC) recommendation of approval is contrary to the officer's recommendation which is to refuse the application.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This proposal relates to a field in the open countryside to the west of Brook Farm, an existing industrial estate on the western edge of Ellington village. To the south and west is open countryside, to the north is the western carriageway of the A14 and beyond the A14 is open countryside. Brook Farm is a former farmyard comprising a range of relatively low range units. The site is not within a designated Conservation area but is within the Environment Agency (EA) Flood Zone (FZ) 3.

1.2 Council tax records indicate that Ben Burgess Ellington has been an existing tenant of Brook Farm since September 2013 and now wish to expand their business. Ben Burgess is a sui-generis business specialising in the sales and servicing of agricultural, construction and garden machinery (as indicated on their website). The proposal includes:

- Change of use of 2.738ha of agricultural land to agricultural machinery dealership.
- Engineering works to create a new access, areas of hardstanding and 5 display pads.
- Erection of 2 portal framed buildings

*Building 1 - 10.5m(h) x 36.5m(w)x 42.5m(d) – to include meeting rooms, sales and showroom, parts store and workshop.

* Building 2 – 8m(h) x 30m (w) x19m(d) - to be used as a combine showroom.

1.3 The hours of operation proposed are Mon- Friday – 07:30 – 19:00, Saturdays 07:30 – 18:00, Sundays and Bank Holidays – 07:30 – 12:30.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework 2012 (NPPF) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (HLP) (1995)

- E7: “Small Businesses”
- E11: “Expansion of Existing Firms” –
- En12: “Archaeological Implications” –
- En17: "Development in the Countryside" –
- En25: "General Design Criteria" –
- CS8: “Water” –.
- CS9: “Flood water management”

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- None relevant.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: “Sustainable development in Huntingdonshire” –
- CS7: “Employment Land”

3.4 The Huntingdonshire Draft Local Plan to 2036

- Policy LP 6 ‘Flood Risk and Water Management’
- Policy LP 13 ‘Quality of Design’
- Policy LP 15 ‘Ensuring a High Standard of Amenity’
- Policy LP 17 ‘Sustainable Travel’
- Policy LP 18 ‘Parking Provision’
- LP 19 Supporting a Strong Local Economy
- Policy LP 21 ‘Rural Economy’
- Policy LP 31 “Heritage Assets and their Settings”

3.5 Supplementary Planning Document:

- The Huntingdonshire Landscape and Townscape Assessment 2007.

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. **PLANNING HISTORY**

4.1 **15/02298/ADV** Two building mounted fascia signs, one pole mounted double sided free standing sign and three flag poles - Under consideration.

4.2 History Of Brook Farm:
8902079OUT : Hotel, golf course, club house and car parking with residential development -Withdrawn
9601672FUL: Change of use from agricultural to industrial, business or storage/ warehousing uses - Permission granted
9800565FUL : Change of use from redundant agricultural buildings to B1,B2 & B8 use & hardstanding, car parking & access - Permission granted
02/00320/FUL : Change of use and alterations to grain store building to form offices (B1) - Permission granted
0212901FUL : Change of use of concrete pad from agricultural storage to storage of generators (B8) - Refused
0300149FUL : Erection of satellite dish - Permission granted
0300322FUL : Change of use of concrete pad from agricultural storage to temporary storage of generators - Refused
1000887FUL: Installation of a 11kw turbine mounted on free standing steel lattice tower - permission granted
1101278FUL : Retrospective change of use of B1 office premises to B8 (storage) and D1 (Education and Training) mixed use, with ancillary retail use associated with the predominant D1 use – Permission granted
1400716FUL Change of use and extension to existing compound for storage of generators and erection of fencing

5. CONSULTATIONS

5.1 **Ellington Parish Council:** Recommend approval [SEE ATTACHED]

5.2 **HDC Environmental Health**: No Objection

5.3 **The Environment Agency**: No objection subject to a condition to ensure development is carried out in accordance with the submitted FRA.

5.4 **Cambridgeshire County Council Lead Local Flood Authority**: Objects – applicant has failed to demonstrate that their surface water drainage will not increase the risk of flooding elsewhere.

5.5 **Highways England**: No Objection

5.6 **Cambridgeshire County Council** (CCC) Highways: The transport /traffic impact section of the design and access statement indicates

the proposal simply replaces the currently used site but on a larger scale and therefore there would be no increase in vehicle movements associated with this application. Can this be confirmed with the applicant and if there is any increase in vehicle movements can this be quantified against the existing movements.

5.7 **Cambridgeshire County Council Archaeology:** Records indicate that the site lies in an area of high archaeological potential. Recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission

5.8 **Natural England**: No comments to make on this application.

6. REPRESENTATIONS

6.1 5 Objections to this proposal, including 1 from an existing business (Bee Crafty) within Brook Farm.

6.2 Objections:
- Development is out of proportion with the nature and size of the village. There has been substantial development already including Wooley Wind Farm, Buffaload and Mick George Aggregates. This will make a bad situation worse.
- This is a greenfield site and will double the size of Brook farm.
- Very few employees come from Ellington. An increase in staff will see an increase in traffic.
- Negligible employment benefits and minor benefits are lost in reduction of amenity.
- No current employees live in Ellington. 1 cycles in from Brington.
- It is submitted that there is no justification in employment terms and any increase in the number of jobs in the village will only serve to increase the number of people travelling to work into the village
- Setting and Visual Impact. The new buildings will be bigger and more visible.
- Visual impact on properties in Hillside Close.
- This application does not comply with policies.
- No effort to compare the labour market.
- Traffic and amenity –
- Current unit will be reoccupied increasing traffic, and the village has a disproportionate amount of heavy vehicular traffic at Ellington interchange.
- Already heavy vehicles using a 'village road' and already experiences noise 24/7 from trailers associated with Buffaload.
- This development is to store more, and larger vehicles, which can only mean more traffic.
- The village is slowly turning into an industrial estate without the roads to maintain it.
- Control of development. There is little confidence that this can be controlled. Buffaload is a prime example.
- Local Plan- Ellington has a disproportionate amount of industrial development.
- Opposition from villagers who spoke to PC meeting other than those with a financial interest. Hard to see where support is coming from.
- Disruption during development will have a devastating impact on existing business.
- General highways and pedestrian safety concerns.

- Wheelchair users would feel very uneasy wheeling around the car park alongside large, noisy vehicles that will probably neither see nor hear them.
- Brook Farm is already an extremely busy farm with a lot of traffic created by PE Generators especially at the top end of the farm where a shop is and where the new proposed site is going to be. Having extra traffic on top of that would create a difficult environment to work from and for people to feel safe.

7. ASSESSMENT

7.1 The main issues to consider are the principle of the proposal, impact on the character and appearance of the rural area, impact on amenity, parking and highway safety and flood risk.

7.2 A number of objections have been submitted drawing attention to the number of industrial uses in the village of Ellington, however, each application must be assessed on its own merits.

7.3 Brook Farm gained planning permission in 1996 and 1998 for change of use from agricultural use. More recently, Brook Farm gained planning permission in 2014 to extend into the open countryside for the storage of generators. It is noted that the planning permissions granted in 1996 and 1998 limited the use of the buildings to B1, B2 and B8. Paragraph 20 of the Planning, Design and Access statement states that the depot currently offers a sales area, service and part support function specialising in John Deere, the leading tractor franchise and Manitou machinery (telehandlers, rotating telehandlers, forklift trucks, warehouse equipment and aerial work platforms) – a sui-generis use. While planning permission has not been historically sought for this use on Brook Farm, at the time of writing this report, the principle of change of use of the current units is likely to be acceptable in principle against current planning policies, however, for certainty this would need to be determined via a planning application.

The Principle of Development:

7.4 Policy En17 of the HLP 1995 advises that development in the countryside should be limited to that which is essential to the function of the open countryside, while policy E11 advises that that The District Council will normally allow the expansion of existing firms providing the scale and location of development does not conflict with other local plan policies. This can include the edge of villages where the case for protecting existing employment or creating new employment is stronger than any environmental, amenity or other consideration. The applicant sells agricultural machinery, for the avoidance of doubt, this use does not fall within the definition of ‘agriculture’ for the purposes of planning policies.

7.5 The backbone of the NPPF is the presumption in favour of sustainable development. Section 3 of the NPPF advises that planning policies should support sustainable economic growth in rural areas, that there should be support for sustainable growth and expansion of all types of business and enterprise in rural areas. Paragraph 8 advises that to achieve sustainable development there must be economic, social and environmental gains in order to determine if this proposal is acceptable in principle.

7.6 Therefore, to assess this scheme in accordance with the NPPF and HLP policy E11, the social, environmental and economic impacts of the development must be further discussed.

- Social Impacts
The supporting information suggests that there will be an increase in employment from 8.5 full time equivalent (FTE) to 15.5 FTE, which would increase job opportunities in the local area.

- Environmental Impacts
Brook Farm is a former farm yard comprising low range buildings which has seen little visual improvement since permission was granted for change of use in 1996/1998. This development would see an extension of built form into the open countryside, resulting in the loss of existing agricultural land.

Flood Matters:

7.7 This site lies in EA FZ 3 and is accompanied by a Flood Risk Assessment. The western element of the site lies in SFRA (strategic flood risk assessment) zone 1:100.

7.8 The EA have no objection to the proposal, subject to the development being completed in accordance with the submitted Flood Risk Assessment, which includes raising of floor levels by 300mm above surrounding land. However, Cambridgeshire County Council in their role as lead Local Flood Authority do object to this scheme on the grounds of paragraph 103 of the NPPF. The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1 in 100 chance in any year critical storm event, including an appropriate allowance for climate change, will not exceed that of the existing site. This may increase the flood risk on site and in surrounding areas.

7.9 There is concern that while the buildings may not fall within the SFRA zone, they do fall within EA FZ 3.

7.10 Having regard to the concerns of the Lead Local Flood Authority (LLFA), no evidence has been submitted to outweigh flood risk concerns.

7.11 This proposal is contrary to paragraph 103 of the NPPF, policy CS8 of HLP 1995 and policy LP6 of The Huntingdonshire Draft Local Plan to 2036. This application will be refused for failure to demonstrate that this development will not increase flood risk.

Highway Matters:

7.12 It is proposed that the new development will be accessed via the existing access. The Planning statement does not anticipate any increase in vehicular movements, however, the application also suggests there will be 7.5 additional employees. It is for that reason that CCC Highways query the increase in vehicle movements. Given this application is to be refused on other matters, this additional information has not been sought to assess the impact on the public highway. Highways England have no objection to this scheme.

7.13 Concerns have been raised about internal traffic and vehicle movements, having regard to the operation of adjacent business including the movement of people including elderly people, wheel chair users and disabled people. These comments are noted but are related to vehicle movements on private land. Brook Farm has a wide variety of uses but planning legislation can only operate in the public interest, and for that reason concerns relating to parking and traffic control on private land must be addressed with the private landowner.

7.14 While the number of vehicle movements are unclear, it is not considered that a refusal of the scheme on this point alone would be a sustainable reason for refusal.

Archaeology:

7.15 Cambridgeshire County Council Archaeology:
Their records indicate that the site lies in an area of high archaeological potential, situated directly to the south of cropmark settlement and enclosures (Historic Environment Record reference MCB12700) and evidence of a medieval route way and medieval and post-medieval cultivation, visible as ridge and furrow (MCB12706 , MCB19375). In addition, to the north east is cropmarked evidence of an Iron Age square enclosure (MCB18436) and further evidence of ridge and furrow (MCB19375). While to the east is the medieval core of Ellington and medieval moated manor site (MCB4544).

7.16 CCC Archaeology recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission.

7.17 The applicant has failed to demonstrate that this proposal will not be harmful to the historic environment. As such, this proposal is contrary to Section 12 of the NPPF, HLP policy En12 and policy LP31 of The Huntingdonshire Draft Local Plan to 2036

Visual/Countryside matters:

7.18 Paragraph 111 of the NPPF advises Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. The applicant makes reference to other sites being located in rural areas but each application must be considered on its own merits, and in this location the site is a greenfield site and countryside policies apply.

7.19 The site is located in the open countryside, with no landscape buffer between the proposed development and the A14. When approaching the site from the west the long distance views are across open countryside, and the first buildings to be seen are those of Brook Farm which are agricultural in appearance. It is noted that 1 of the proposed buildings will be in excess of 10m tall, approximately 2.5m taller than the grain store visible from the A14. The pattern and scale of development, along with the advertising flags are not rural activities, and this proposal fails to integrate with the character and appearance of the open countryside.

7.20 Reference is made to wind turbines, however, a planning inspector deemed the turbines to be acceptable in their location.

7.21 Reference is made to Buffaload to the north of Ellington. For the avoidance of doubt Buffaload is located on a brownfield site, with historic planning permission for commercial use, and is therefore not comparable.

7.22 Reference is also made to Bee Crafty within Brook Farm. This is not directly comparable as it was for change of use within an existing brownfield site.

7.23 No evidence, has been submitted to outweigh the harmful visual impact of this proposal on the character and appearance of the open countryside. This proposal is therefore contrary to Paragraph 61 of the NPPF, HLP policy En25 and policy LP13 of The Huntingdonshire Draft Local Plan to 2036.

Ecology Matters:

7.24 The application is accompanied by an ecology report. Natural England raise no objection to the scheme.

Economic Benefits:

7.25 As identified above, it is acknowledged that this development would result in job creation, and continued spend within the district. However, the applicant has failed to demonstrate that there would be no other brownfield locations within the district that could achieve the same output, including redeveloping Brook Farm itself.

Conclusion/ acceptability in principle:

7.26 While job creation is welcomed, the applicant has failed to demonstrate that there is no alternative brownfield location that would meet the needs of the business. Furthermore, regard is had to

- the location of the development in FZ3, and the objection raised by the LLFA.
- The lack of archaeological information, and the comments from Cambridgeshire Council's archaeology team who require archaeology to be surveyed as part of any application.

7.27 Based on the information submitted, it cannot be said that there is a rural justification or a proven requirement for the proposed location of the applicant's premises. It is acknowledged that NPPF supports economic growth. Nonetheless, the core principles of the Framework is to actively manage the pattern of growth and focus development in locations that are, or can be made sustainable. This proposal does not address those concerns, and therefore cannot be said to be sustainable.

7.28 Having regard to the social, environmental and economic dimensions of this proposal, this proposal is not considered to be sustainable development. No material evidence has been submitted to outweigh the identified harm, as well as the issues raised in respect of flooding and archaeology.

Impact on Residential Amenity:

7.29 The residents of concern would be Brook farm cottages. Given the location of the proposed development, and the hours proposed, it is not considered that this scheme would be materially more harmful to residential amenity.

Other matters raised:

7.30 Local residents have raised concerns stating that the PC did not represent the villagers that spoke at a meeting. The PC is a statutory consultee, and as outlined above this application is referred to members as officers have a contrary view to the PC. Any concerns about the conduct of the PC should be addressed to the relevant authority.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The applicant has failed to demonstrate that there is an essential need for this development in the open countryside. This development would be located in the open countryside, outside the built up area of Ellington and would be contrary to paragraph 14 of the NPPF, policies E11, En17 and En25 of HLP 1995, policies Lp1, LP13 and LP21 of The Huntingdonshire Draft Local Plan to 2036.

2. The applicant has failed to demonstrate that this scheme will not be detrimental to heritage assets, namely archaeology. This application is contrary to section 12 of the NPPF, policy En12 of HLP 1995 and policy LP31 of The Huntingdonshire Draft Local Plan to 2036

3. The applicant has failed to demonstrate that this scheme will not increase floodrisk elsewhere. This proposal is contrary to paragraph 103 of the NPPF, Policy CS8 of HLP 1995 and policy LP6 of The Huntingdonshire Draft Local Plan to 2036.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Clara Kerr Development Management Team Leader 01480 388434**

From:	Clerk Ellingtonpc <clerkellingtonpc@yahoo.co.uk>
Sent:	20 January 2016 06:29
To:	Kerr, Clara (Planning Serv); Control, Development (Planning)
Cc:	Keith KING; Mark Chapman; dave58porter@yahoo.co.uk; Eddie Woods; Jill Elliot; Richard Walters
Subject:	Re: Ben Burgess & Co Ltd
Attachments:	Ben Burgess Planning Application.docx

Hi Clara

Please find attached the response from Ellington PC - also attached. Thanks, Darren.

15/02297/FUL:

Change of use of agricultural land and erection of two portal framed buildings, associated external works and landscaping to allow for the relocation of Ben Burgess Ellington (Agricultural Machinery Dealership) Land West of Brook Farm, Thrapston Road, Ellington

Recommendation: **Approval**

Comments.

There was a full debate amongst Councillors, together with 4 members of the public who objected to the application.

The main concerns from the objectors were:

- the size of the development in relation to the site, and in relation to the size of the village
- The cumulative effect of industrialization from this application and the neighbouring Buffaload Logistics site
- Visual impact for residents of Windmill close and Hillside Close
- Increased traffic for employees of the site and customers

A letter was read out from the Owner of Bee Crafty (a tenant at one of the Brook Farm commercial units) who was concerned about the impact on her business during the construction works – some customers and students may be alarmed about the safety and traffic implications and reduce custom. Mr Turner, the applicant stated that the majority of the works would take pace during week days, and not the weekend, which was when the Bee Crafy business was the busiest.

Comments in favour of the application were:

Enables the business to continue and expand. Members wished to support an existing local business

Increased local employment opportunities

Farm machinery has evolved and become very large and they physically struggle to operate out of their existing premises efficiently anymore.

Opportunity to reinstate a footpath linking the site to Thrapston Road

The site would be screened to minimize the impact for nearby residents

Traffic impacts would be minimal as the business is for large farm machinery which does not have a significant throughput of potential customers. Experience to date from the existing site is that traffic generated by the site is negligible.

After a full debate, a motion to refuse the application was not seconded. A motion to approve the application was seconded and approved by 4 votes to 1.

Members requested the following conditions were applied to the application if the District Council granted planning permission:

Adequate Screening and planting on site

Repair and improvement of the existing footpath linking the site to Thrapston Road. Footpath to brought up to same standard as new path to Buffaload

Conditions to ensure that the hours of lighting and the direction and design do not cause visual harm to neighbours and residents from Windmill Close and Hillside Close

Consideration is given during construction works to its impact on neighbouring businesses, including keeping the entrances clear, clearing mud in the accesses and car parks, and reducing traffic movements during the weekend when construction works are taking place.

Protection of the access to be crafty to avoid intimidating customers

Consideration of a timber cladding to soften appearance

Moving the waste transfer station as far from the village as possible

Moving the vehicle cleaning to ensure noise impact on village is acceptable

Conditions on the field used to store old vehicles to prevent it becoming a scrapyard

Condition to ensure category of use is restricted to current use to provide some protection to the village from widening type of activity without seeking planning permission

Darren Tysoe Clerk, Ellington Parish Council.
07940 870 259

From: "Kerr, Clara (Planning Serv)" <Clara.Kerr@huntingdonshire.gov.uk>
To: 'Clerk Ellingtonpc' <clerkellingtonpc@yahoo.co.uk>
Sent: Thursday, 14 January 2016, 17:13
Subject: FW: Ben Burgess & Co Ltd

Dear Ellington PC,

Please note the receipt of this letter which will also be put in the public domain. I will highlight 1 obvious inconsistency and that is the employee numbers – the application form states 16 employees proposed (1 part time).

Any other queries, please come back to me. I have taken the case over from James Lloyd.

Many thanks and kind regards,
Clara.

Clara Kerr
Development Management Team Leader – Strategic Team
Development Services
Corporate Delivery
Huntingdonshire District Council

DDI: 01480 388434
Fax: 01480 388472
Mail: clara.kerr@huntingdonshire.gov.uk

Please note that the comments within this e-mail are informal officer opinion only and are made without prejudice to the determination of any application for this site.

From: Jayne Simpson
[mailto:JayneSimpson@benburgess.co.uk]
Sent: 13 January 2016 13:06
To: Kerr, Clara (Planning Serv)
Subject: Ben Burgess & Co Ltd

Sent on behalf of:

Ben Turner
Managing Director
Ben Burgess & Co Ltd
07787 554 324

Jayne Simpson
Reception
Ben Burgess & Co.

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15/02297/FUL:
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Development Management Panel

Scale =1:5,000
Date Created: 27/01/2016

Application Ref: 15/02297/FUL
Location: Ellington

Huntingdonshire DISTRICT COUNCIL

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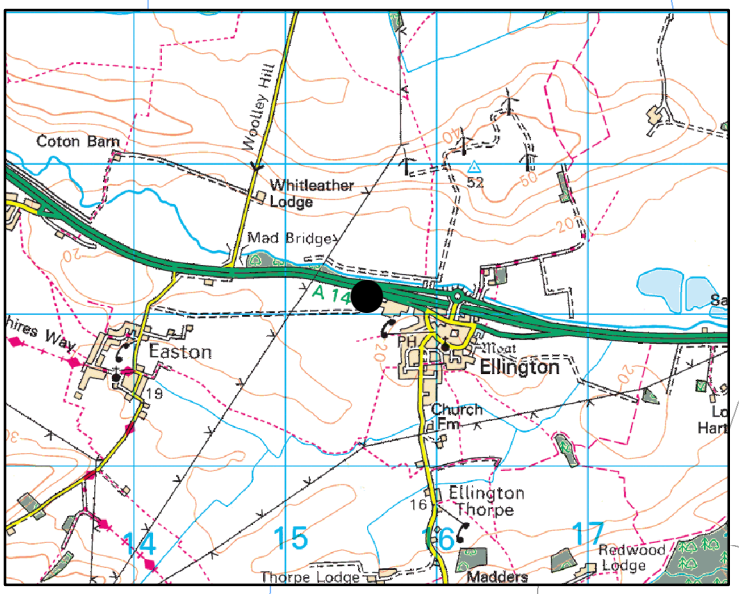
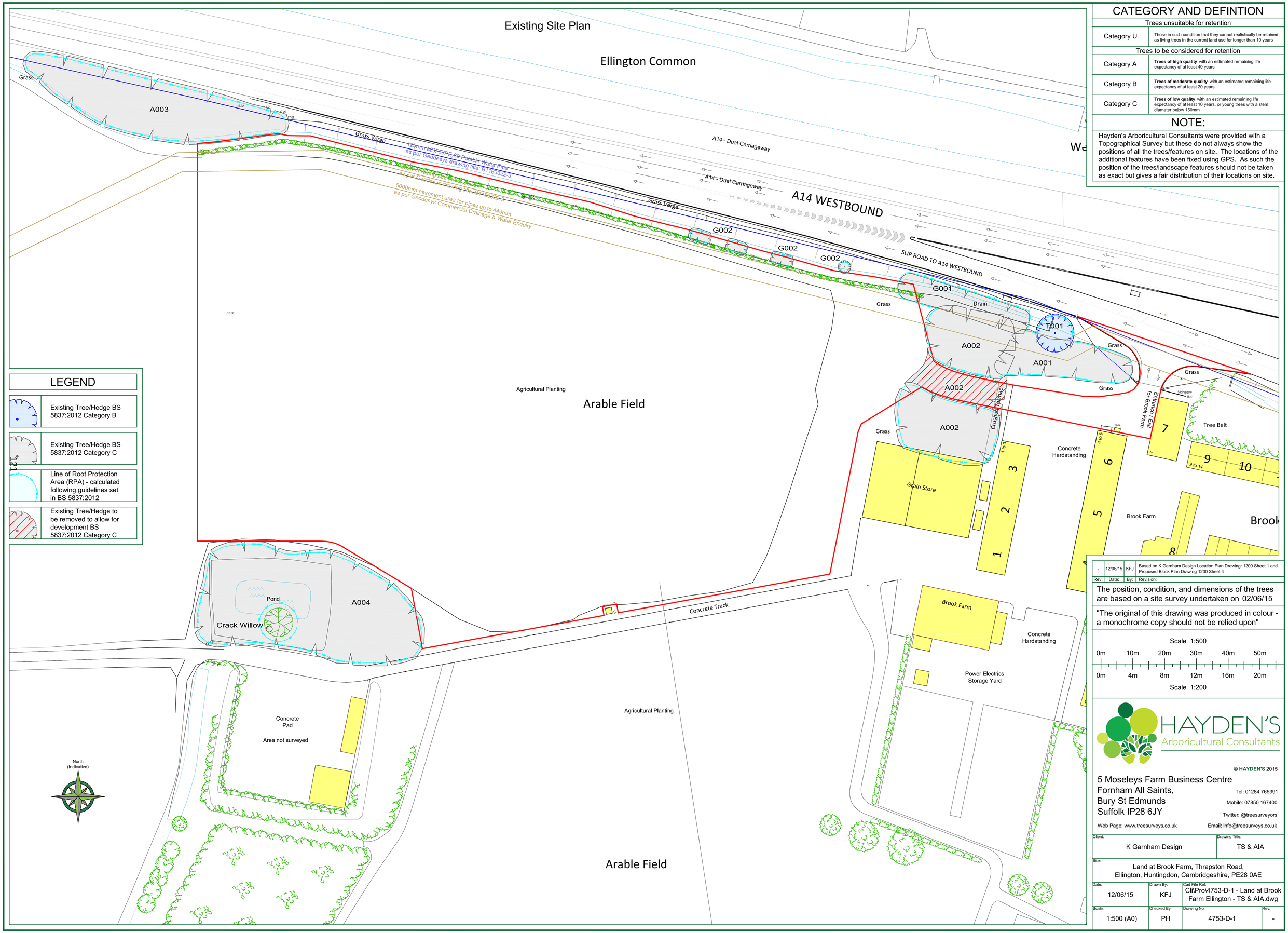
Ordnance Survey HDC 100022322



Key

- The Site
- Listed Building
- Conservation Area

Existing Site Plan



LEGEND

	Existing Tree/Hedge BS 5837:2012 Category B
	Existing Tree/Hedge BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C

CATEGORY AND DEFINTION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
Category C	**Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Rev:	Date:	By:	Revision:
-	12/06/15	KFJ	Based on K Garnham Design Location Plan Drawing: 1200 Sheet 1 and Proposed Block Plan Drawing 1200 Sheet 4

The position, condition, and dimensions of the trees are based on a site survey undertaken on 02/06/15

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:500

0m 10m 20m 30m 40m 50m

0m 4m 8m 12m 16m 20m

Scale 1:200

HAYDEN'S Arboricultural Consultants

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5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
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Tel: 01284 765391
Mobile: 07850 167400
Twitter: @treesurveyors
Web Page: www.treesurveys.co.uk
Email: info@treesurveys.co.uk

Client:	K Garnham Design
Drawing Title:	TS & AIA
Site:	Land at Brook Farm, Thrapston Road, Ellington, Huntingdon, Cambridgeshire, PE28 0AE
Date:	12/06/15
Drawn By:	KFJ
Cad File Ref:	Cli\Pro\4753-D-1 - Land at Brook Farm Ellington - TS & AIA.dwg
Scale:	1:500 (A0)
Checked By:	PH
Drawing No:	4753-D-1
Rev:	-

Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited

PROPOSED

Block Plan

0 20 40 50 [M]

Block Plan - Metres @ 1:500 @ A1

1001741FUL - Appeal Allowed
Erection of 4 three bladed wind turbines, up to a height of 130.5 metres, and associated electricity transformers, underground cabling, two new accesses to the site and new bridge, tracks, hardstandings, control building, substation compound, met and communications mast for a period of 25 years; temporary works including construction compounds lay down area and 2 anemometry masts

Ellington Common

A14 - Dual Carriageway

A14 WESTBOUND

SLIP ROAD TO A14 WESTBOUND

Tree Belt

Grass Verge

Weir

Drain

Ordnance Survey defined position of drainage feature

125mm MDPE/PE 80 Potable Water Pipe as per Geodesys drawing title: B1183322-3

160mm diameter Main Foul Sewer as per Geodesys drawing title: B1183322-3

600mm easement area for pipes up to 449mm as per Geodesys Commercial Drainage & Water Enquiry

Existing hedge to be retained and maintained therafter

Mixed Native Hedge To Reinforce Field Pattern And Filter Views

50% Hawthorn (Crataegus monogyna)
20% Blackthorn (Prunus spinosa)
10% Field Maple (Acer campestre)
5% Hazel (Corylus avellana)
5% Dogwood (Cornus sanguinea)
5% Field Rose (Rosa arvensis)
5% Holly (Ilex aquifolium)

120m x 4No per linear metre x 2 rows and staggered = 1280 No

Arable Field Possible Demonstration Area

122

Storm Water Storage Basin

Reed Bed

Stormblock Crates Below Ground

Control Chamber Limiting Discharge To Ditch

Klargester Full Retention Separator With Discharge To Storm Water Storage Basin

Weld mesh security fencing to have a dark green powder coated finish in panels of 2000mm x 2400mm

Area To Be Left Unmade and Used For Inventory Storage Of New And Used Equipment

6000mm wide brickweave access road

Delivery Parking Bay

Brickweave Access Area, Hardstanding And Parts Receiving Area

Brickweave footpath to perimeter of building

Customer parking

Display Pad

Existing Grass Area To Be Retained

Existing Trees To Be Retained

Existing Trees To Be Removed To Allow For Site Access

Existing Entrance Walls

3no. flag poles

John Deere Sign

Existing Kerb Area To Be Retained

Kerb Outlet

Manhole

Road sign

Headwall

Top of tree canopy

Group of Trees

Mixed tree planting

Heights ranging from 6 to 11m high
Individual positions not surveyed

7500mm wide gateway with 2no sliding gates

6000mm wide Concrete access road

Grass

Crushed Tarmac

Entrance / Exit for Brook Farm

Concrete Hardstanding

Concrete surface

Concrete Hard Standing

Brook Farm

Brook Farm Bungalow

Grain Store

Power Electrics Storage Yard

Power Electrics Hard Standing

Tree Belt

Concrete Track

Access track - Concrete surface

Rainwater Harvester Connected To Roof Drainage With Overflow To Surface Water System

Permeable Asphalt Hard Standing

Klargester Biodisc Foul Water Package Treatment Plant With Pumped Discharge To Reed Bed

Air Conditioning Units

Air Source Heat Pumps

Combined Showroom Overhead Door's

Workshop Overhead Door's

Heavy Machine Parking Area

Klargester Wash Down and Silt Separator With Discharge To Surface Water System

Vehicle Wash Down Area

Bin Storage Area For General Waste, Mixed Recycling and Recyling skips.

Weld mesh security fencing to have a dark green powder coated finish in panels of 2000mm x 2400mm

Brickweave footpath to perimeter

Gravel Hard Standing

Staff Parking Area

Pond

Group of Trees

Area not surveyed

Telecommunications Mast
Top level: 32.82

Existing 15 Metre High Monopole, Dish Antennas & Radio Equipment Cabin To Be Retained As Existing

Concrete Pad

Concrete Hard Standing

Area not surveyed

Wind Turbine
Top level: 30.25

Survey Station - PDC2
level: 16.37

Survey Station - PDC1
level: 16.39

Existing 11kw 18 Metre High Gala Wind Turbine To Be Retained As Existing

Agricultural Planting

1400716FUL - Application Approved
Change of use and extension to existing compound for storage of generators and erection of fencing

Arable Field Possible Demonstration Area

KEY

EXISTING LEVEL 15.81

PROPOSED LEVEL FRL 16.25

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Project -	Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE	Client -	For Ben Burgess Holdings Limited		
		Scale -	1:500 @ A1	Drawing Number -	1261
		Drawn By -	James	Sheet Number-	4
		Date -	24.11.2015	Revision Number -	

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PROPOSED

Block Plan

0 20 40 50 [M]

Block Plan - Metres @ 1:500 @ A1

1001741FUL - Appeal Allowed
Erection of 4 three bladed wind turbines, up to a height of 130.5 metres, and associated electricity transformers, underground cabling, two new accesses to the site and new bridge, tracks, hardstandings, control building, substation compound, met and communications mast for a period of 25 years; temporary works including construction compounds lay down area and 2 anemometry masts

Ellington Common

Tree Belt

Grass Verge

125mm MDPE/PE 80 Potable Water Pipe as per Geodesys drawing title: B1183222.3

600mm easement area for pipes up to 449mm as per Geodesys Commercial Drainage & Water Enquiry

A14 - Dual Carriageway

A14 WESTBOUND

SLIP ROAD TO A14 WESTBOUND

Weir

Ordnance Survey defined position of drainage feature

Mixed Native Hedge To Reinforce Field Pattern And Filter Views

50% Hawthorn (Crataegus monogyna)
20% Blackthorn (Prunus spinosa)
10% Field Maple (Acer campestre)
5% Hazel (Corylus avellana)
5% Dogwood (Cornus sanguinea)
5% Field Rose (Rosa arvensis)
5% Holly (Ilex aquifolium)

120m x 4No per linear metre x 2 rows and staggered = 1280 No

Arable Field
Possible
Demonstration
Area

123

Storm Water Storage Basin

Reed Bed

Existing hedge to be retained and maintained thereafter

Stormblock Crates Below Ground

Control Chamber Limiting Discharge To Ditch

Klargester Full Retention Separator With Discharge To Storm Water Storage Basin.

Weld mesh security fencing to have a dark green powder coated finish in panels of 2000mm x 2400mm

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6000mm wide brickweave access road

Delivery Parcel Bay

Customer parking

Display Pad

Brickweave Access Area, Hardstanding And Parts Receiving Area

Brickweave footpath to perimeter of building

Existing Grass Area To Be Retained

Existing Trees To Be Retained

Existing hedge to be retained and maintained thereafter

Top of tree canopy level. 22.74

Top of tree canopy level. 27.35

Top of tree canopy level. 22.77

Top of tree canopy level. 23.07

Top of tree canopy level. 29.05

Top of tree canopy level. 22.51

Top of tree canopy level. 15.01

Road sign

Drainage channel

Drainage ditch

Kerb Outlet

Manhole

Gully

Drain

Grass

Group of Trees

Mixed tree planting

Heights ranging from 6 to 15m high. Individual positions not surveyed

Trees To Be Removed To Allow For Site Access

Entrance / Exit for Brook Farm

Crushed Tarmac

Concrete Hardstanding

Concrete surface

Brook Farm

Grain Store

Ridge level. 21.45

Eaves level. 21.15

Valley level. 21.05

Eaves level. 19.85

Ridge level. 20.45

Eaves level. 18.95

Ridge level. 22.27

Eaves level. 23.55

Eaves level. 20.94

Ridge level. 24.04

Wire level. 23.93

Wire level. 22.67

Overhead wire

Concrete Hard Standing

Brook Farm Bungalow

Power Electrics Storage Yard

Power Electrics Hard Standing

Tree Belt

1 2 3 4 5 6 7 8 9 10 11 12 E1 E2 E3

Existing 15 Metre High Monopole, Dish Antennas & Radio Equipment Cabin To Be Retained As Existing

Concrete Pad

Concrete Hard Standing

Area not surveyed

Pond

Group of Trees

Area not surveyed

Telecommunications Mast
Top level. 32.82

Existing 11kw 18 Metre High Gala Wind Turbine To Be Retained As Existing

Wind Turbine Top level. 30.25

Survey Station - PDC2 level. 16.39

Survey Station - PDC1 level. 16.39

Concrete Track

Access track - Concrete surface

Mixed Native Hedge To Reinforce Field Pattern And Filter Views

Agricultural Planting

1400716FUL - Application Approved
Change of use and extension to existing compound for storage of generators and erection of fencing

Arable Field
Possible
Demonstration
Area

KEY

EXISTING LEVEL 15.81

PROPOSED LEVEL FRL 16.25

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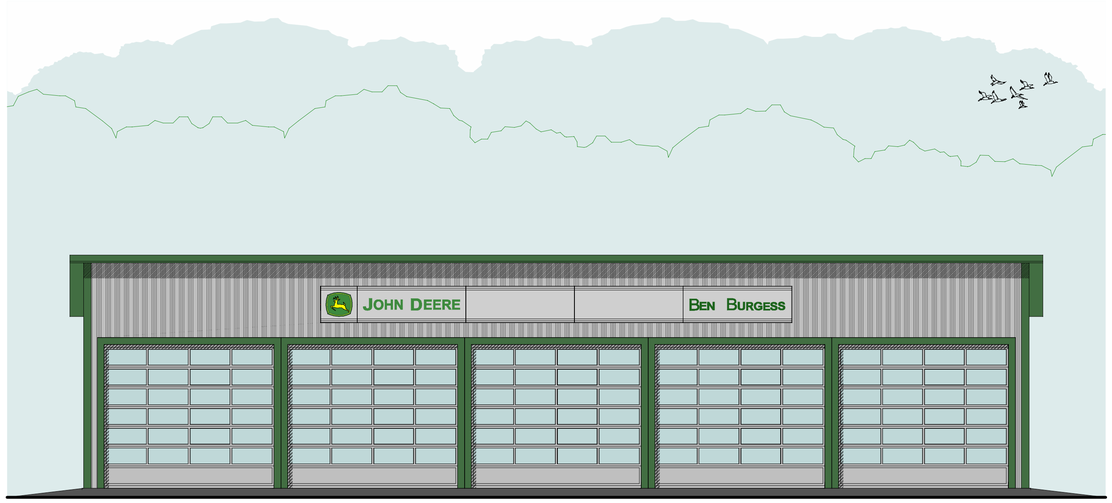
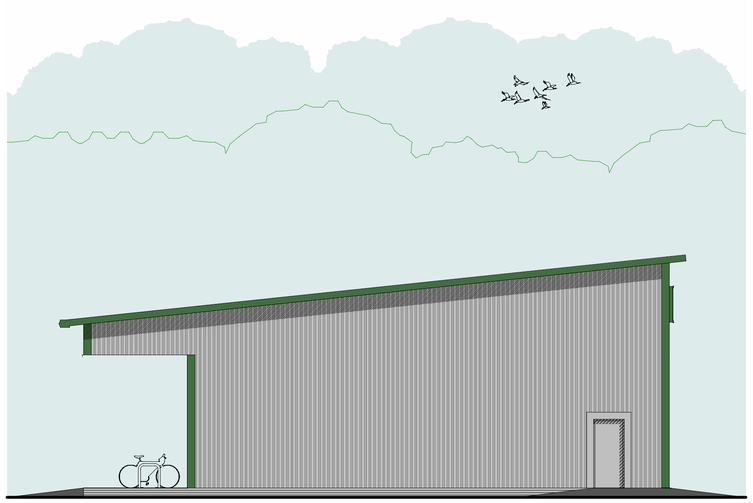
ELEVATIONS



NORTH ELEVATION

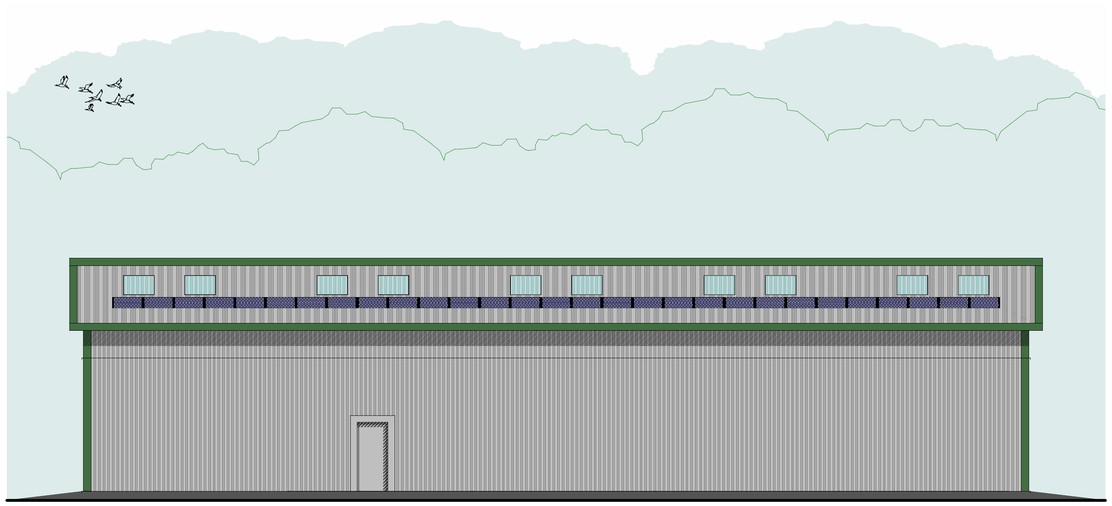


EAST ELEVATION

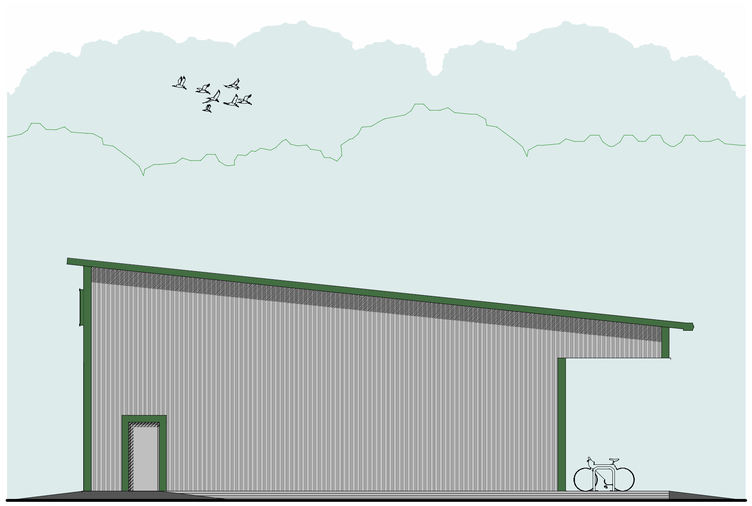
ELEVATIONS @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1



SOUTH ELEVATION



WEST ELEVATION

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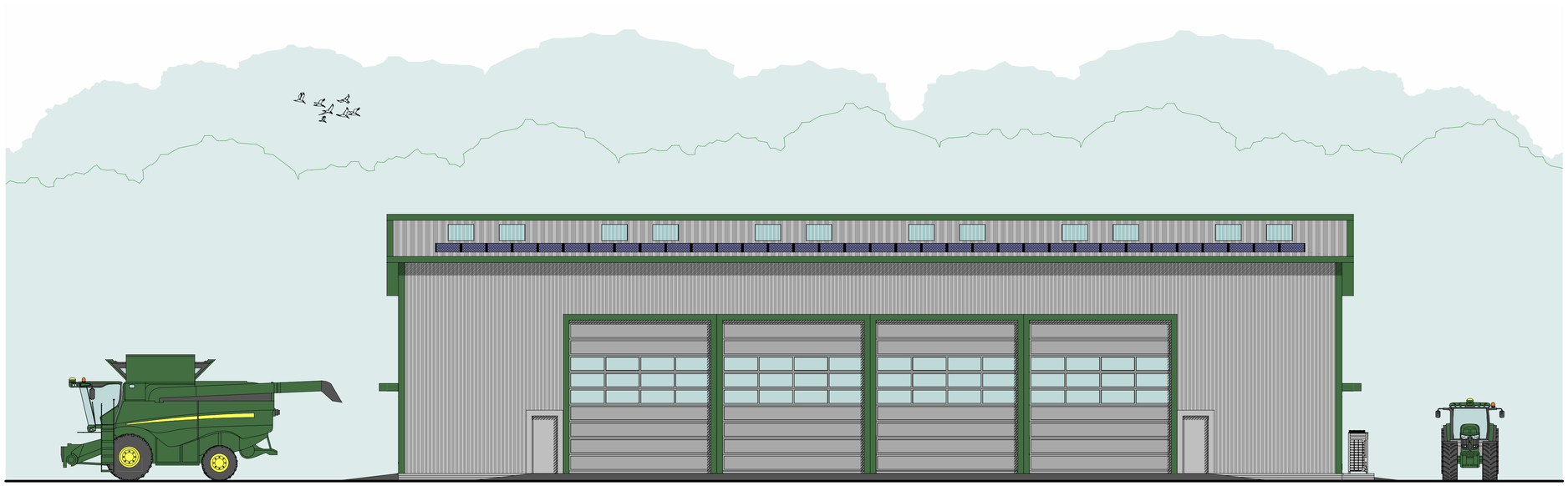
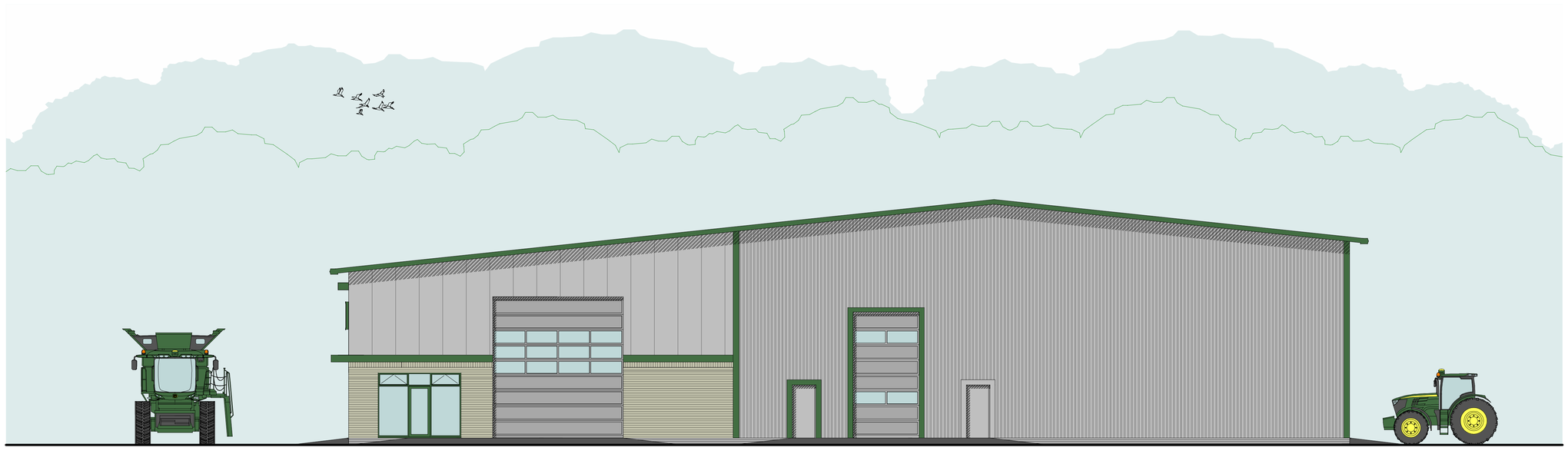


SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

ELEVATIONS @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

125

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		Drawn By -	James	**Sheet Number-**	11
		Date -	24.11.2015	**Revision Number -**	

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ELEVATIONS

ELEVATIONS @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

NORTH ELEVATION

EAST ELEVATION

126

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		Drawn By -	James	**Sheet Number-** 10
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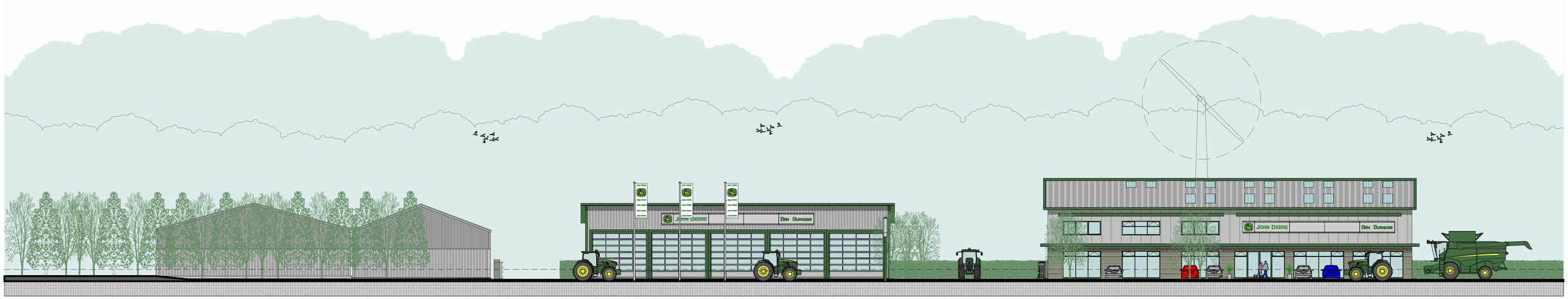
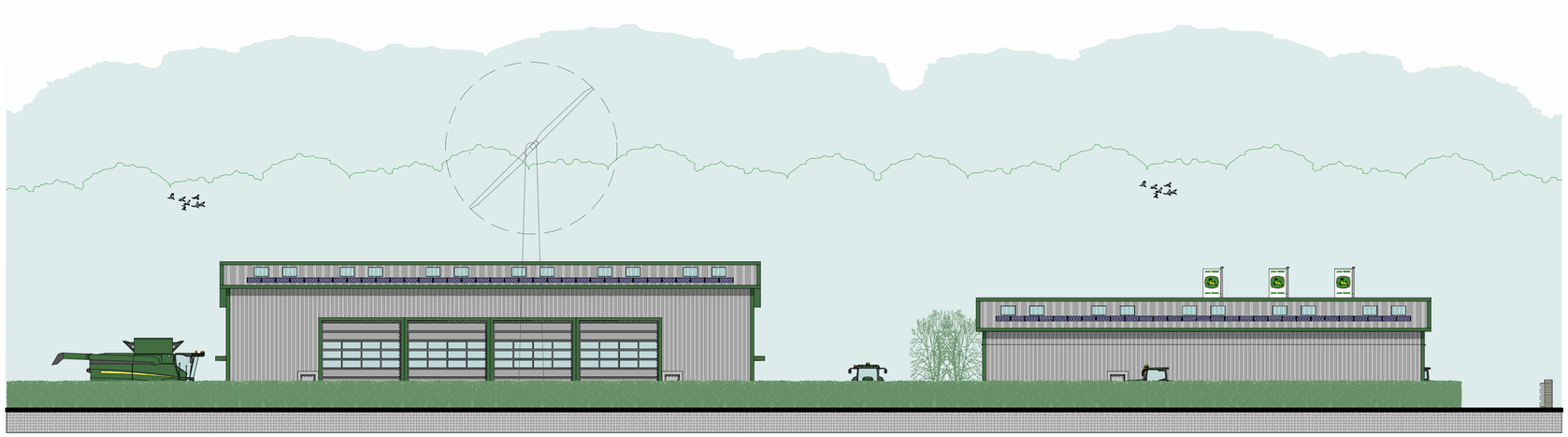
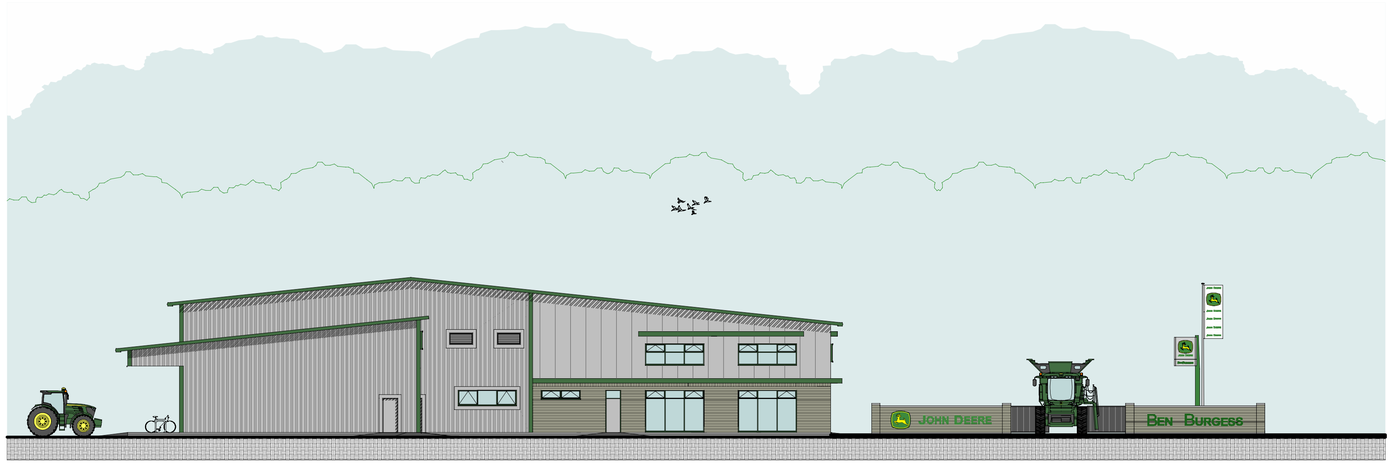


NORTH SCENE - FRONTING A14 WESTBOUND



SOUTH SCENE



EAST SCENE

SCENES

SCENES @ 1:200

0 4 8 11 16 20 [M]

Scene - Metres @ 1:200 @ A1

127

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		Drawn By -	James	**Sheet Number-**	14
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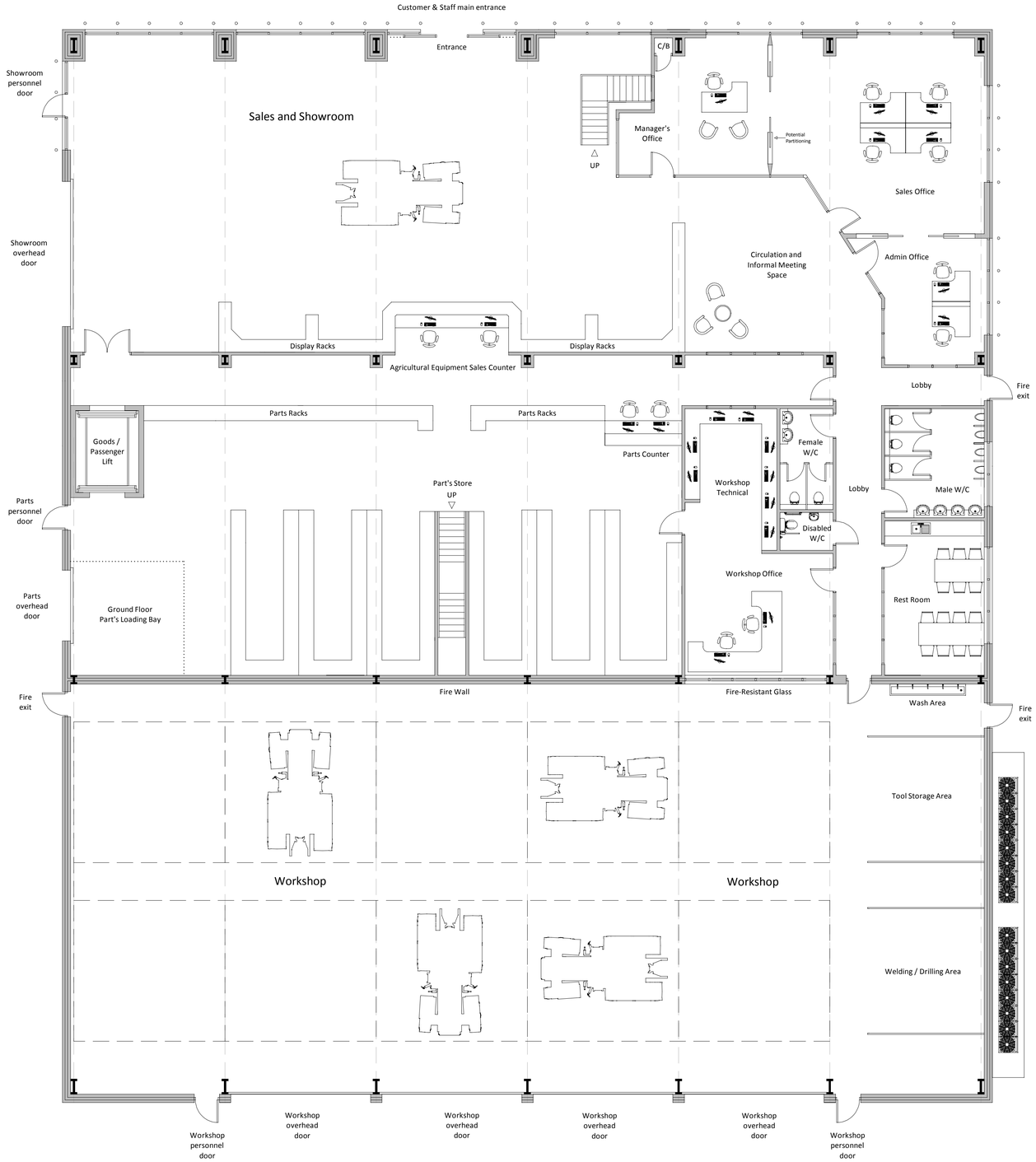

GROUND FLOOR LAYOUT PLAN

PROPOSED FLOORPLAN @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

128

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		Drawn By -	James	**Sheet Number-**	6
		Date -	24.11.2015	**Revision Number -**	

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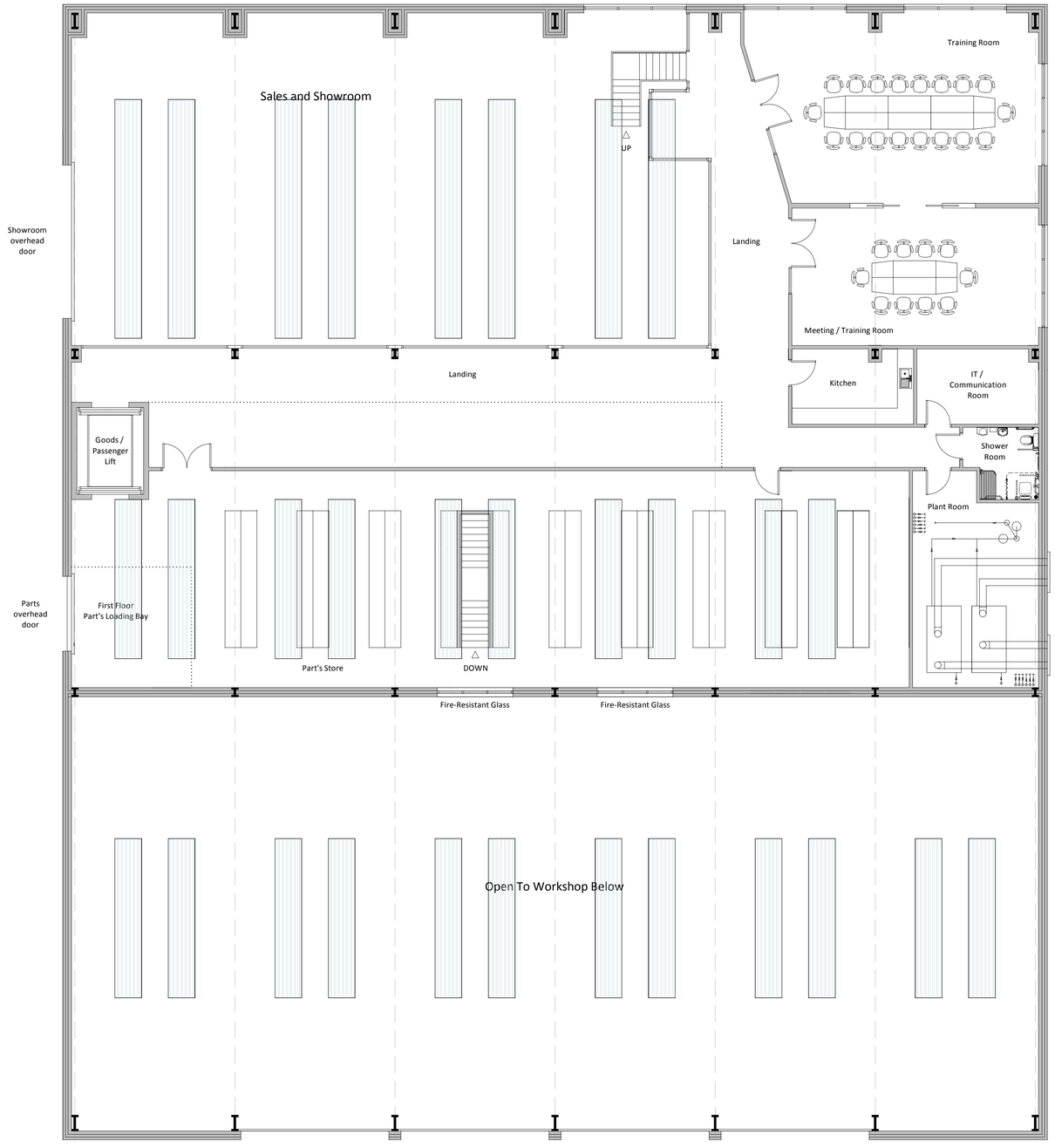

FIRST FLOOR LAYOUT PLAN

PROPOSED FLOORPLAN @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

129

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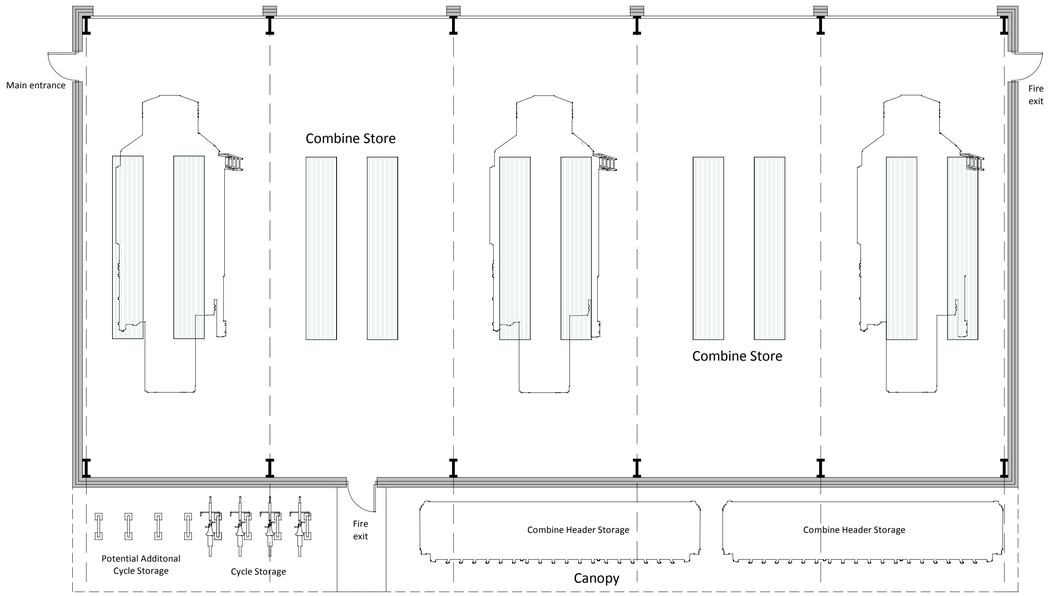
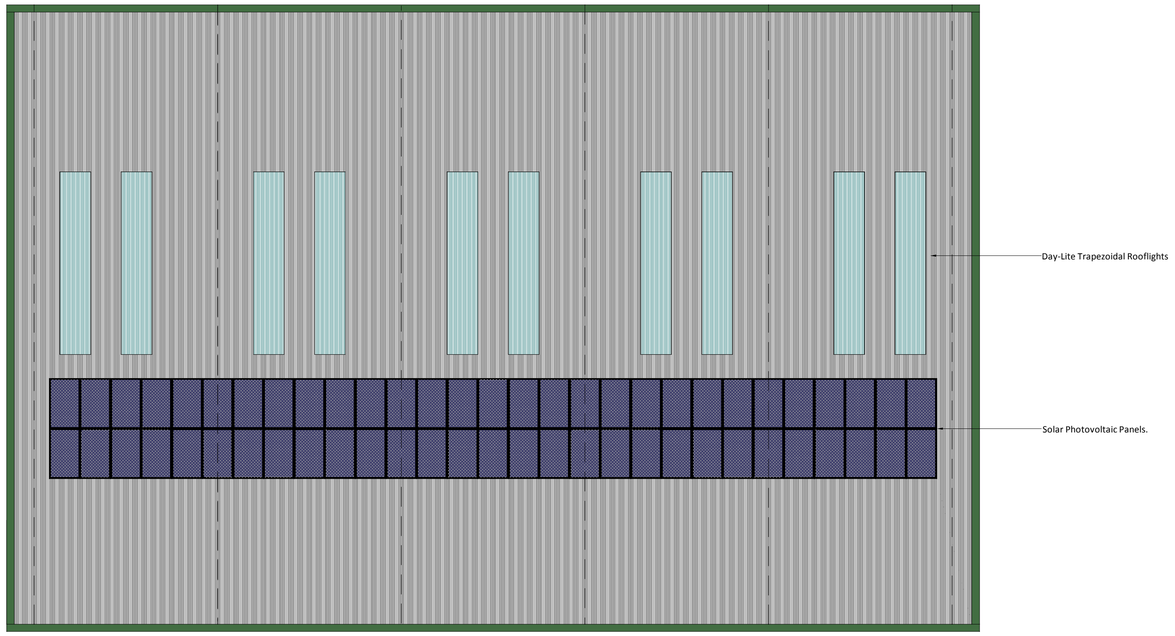


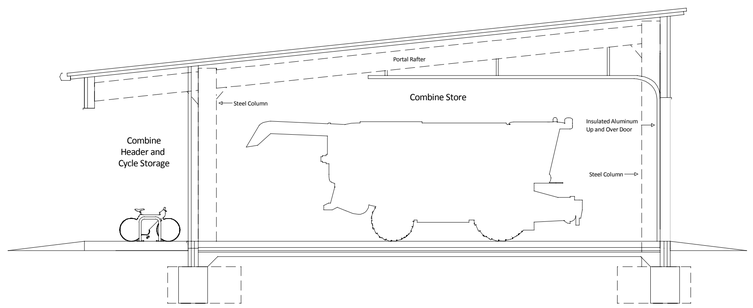


GROUND FLOOR LAYOUT PLAN

PROPOSED FLOORPLAN @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1



INDICATIVE SECTION

ROOF LAYOUT PLAN

PROPOSED ROOF LAYOUT PLAN @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

INDICATIVE SECTION

INDICATIVE SECTION @ 1:100

0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 [M]

Metres @ 1:100 @ A1

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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/02366/FUL (FULL PLANNING APPLICATION)**

Proposal: **PROPOSED ERECTION OF DWELLING AND ASSOCIATED PARKING AND TURNING**

Location: **LAND AT 15 MILL ROAD HARTFORD PE29 1YJ**

Applicant: **GLS DEVELOPMENTS LTD**

Grid Ref: **525258 272960**

Date of Registration: **17.12.2015**

Parish: **HUNTINGDON**

RECOMMENDATION - REFUSE

This application is reported to the Development Management Panel as the Town Council's recommendation of approval is contrary to the officer's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application relates to part of the garden of a detached bungalow in a residential area in Hartford. The area to be developed is approximately triangular in shape.

1.2 The site is flanked by bungalows to the south and north-east. The site itself, including the two bungalows to the south are set back from Mill Road behind a public open space and a narrow shared road. The three bungalows to the north-east also front the same public open space but are set behind a public path.

1.3 The ground rises to the rear, so the properties to the south-west are on elevated land. Number 58 Desborough Road is a bungalow that lies directly behind the application site. It has no first floor rear windows or rooflights but has a rear conservatory that is not shown on the submitted plans. Number 56 Desborough Road lies behind the bungalow at 15 Mill Road and has first floor rear dormer windows that overlook the site.

1.4 The proposal is to subdivide the garden of 15 Mill Road and erect a 2-bed dwelling with first floor accommodation in a steeply pitched roof space with dormer windows to front and rear.

1.5 A car parking space would be provided for the new dwelling on part of the existing front hardstanding and 15 Mill Road would retain an attached garage and a short length of hardstanding for parking. A space for vehicle turning lies in front of 15 Mill Road.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development.

2.2 Under the heading of Achieving Sustainable Development, the Framework sets out the Government's planning policies, the most relevant of which for this application are:
* delivering a wide choice of high quality homes
* securing high quality design and
* a good standard of amenity for all existing and future occupants of land and buildings.

2.3 NPPF Planning Practice Guide.

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H31: "Residential privacy and amenity standards"
- H32: "Sub-division of large curtilages"
- En25: "General Design Criteria"
- T18: "Suitable access"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5: "Quality and Density of Development"

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS3: "The settlement strategy"
- CS10: "Contributions to Infrastructure Requirements"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013):

- LP1: 'Strategy and principles for development'
- LP2: 'Contributing to Infrastructure Delivery'
- LP8: 'Development in Spatial Planning Areas'
- LP13: 'Quality of Design'
- LP15: 'Ensuring a High Standard of Amenity'
- LP17: 'Sustainable Travel'
- LP18: 'Parking Provision'

3.5 Supplementary Planning Documents (SPD)/Guidance:

- Huntingdonshire Design Guide SPD (2007)
- Huntingdonshire Landscape and Townscape Assessment SPD (2007 - Section 4: Market Towns, Huntingdon: Huntingdon Peripheral Estates.
- Huntingdonshire Annual Monitoring Report December 2015- chapter 5 regarding Housing supply.

- Community Infrastructure Levy - Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule or successor documents.

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

4.1 None relevant to this proposal

5. CONSULTATIONS

5.1 **Huntingdon Town Council:** Recommend APPROVAL (COPY ATTACHED). Members felt that the design of the property was in keeping with neighbouring properties, in accordance with Local Plan policy HL5.

5.2 **HDC Transportation: Recommend** APPROVAL

6. REPRESENTATIONS

6.1 Two objections from 56 and 58 Desborough Road:
- loss of privacy due to proximity to boundary/property
- over shadowing/loss of light
- substantial visual intrusion.
- proposal is contrary to policies H31 and H32 of the Local Plan 1995
- not in keeping with pattern in Mill Road unlike 15/01497/FUL, 08/02869/FUL and 08/01360/FUL along Mill Road

7. ASSESSMENT

7.1 The main issues to consider are the principle of development and the impact of the proposal upon the character and appearance of the area, residential amenity and highway safety.

Principle of Development

7.2 The site is in the built-up area of the market town and in an accessible location. It is therefore considered that the proposal satisfies Policy CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and policy LP8 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and is acceptable in purely spatial planning terms.

7.3 However, as set out below, there are concerns regarding the proposed development in relation to the character of the area.

Character and Appearance of the Area

7.4 The site is in the Huntingdon Peripheral Estates character area as defined in the Huntingdonshire Landscape and Townscape Assessment (2007). This character area is described as comprising generally lower density, detached, semis and bungalows with mature trees, shrubs, hedges and small local greens which provide an attractive, open character.

7.5 Local policies relating to new dwellings and site subdivision require a consideration of the impacts of development on the character and form of development in the area when assessing the merits of an application.

7.6 The proposal would result in an already constrained plot being provided for both the proposed and existing dwelling. Furthermore, the new dwelling would have a small footprint in comparison to those in the immediate area. However, it is accepted that there is a variety of plot sizes and footprints in the area, and the proposal, purely on the assessment of the proposed footprint, would not necessarily cause harm the character and appearance of the area. Therefore, the main issue to consider is the design and form of the dwelling and its position on the plot.

7.7 The bungalows adjacent to the site are characterised by low, 30-degree pitched roofs with wide frontages facing the area of open space on Mill Road. All of these bungalows have a presence within the street scene.

7.8 In contrast, the proposed dormer bungalow would not have the same presence within the street scene. Its narrow frontage and triangular, tapered plot and desire to retain a front parking space means that the new dwelling has to be positioned more centrally within the plot. This setback position, combined with the noticeable steeply pitched roof, would result in the new dwelling appearing cramped on its plot. This would be out of keeping and harmful to the character of the area.

7.9 The bungalow would be viewed in the context of the adjacent bungalows fronting the open space. However, the design of the bungalow would fail to reflect their character. The proposed dwelling would have dormer windows to front and rear, a high ridge (7m) with a relatively large proportion of roof to brickwork and a steeply pitched roof. In addition, the proposed dwelling would have much shorter rear garden (6.35m from the back of the dwelling to the rear boundary). Furthermore, as a result of the staggered new boundary with no.15, the proposed dwelling would virtually fill the plot width at its full height, when viewed from the front. This accentuates the cramped, overdeveloped feel of the proposal.

7.10 It is acknowledged that the design of the proposed dwelling is very similar to the dwelling under construction between nos. 21 and 23 Mill Road with the same steep roof pitch, 7m high ridge and a front dormer window (15/01497/FUL refers). However, unlike the current site, which is flanked by modest bungalows, the site between nos. 21 and 23 adjoins a 2-storey dwelling (23 Mill Road). The new dwelling was therefore considered to fit in well with its immediate surroundings, whereas the current proposal would not.

7.11 It is noted that a similar design of dwelling was approved between a bungalow at 25 Mill Road and a two-storey dwelling at 27 Mill Road (0802869FUL refers). However, again there are material differences; the approved dwelling had a bungalow appearance from the front and was in a transition area with an adjacent two-storey dwelling.

7.12 Some dwellings to the rear of Mill Road, such as 56 Desborough Road, have rear dormers which can be glimpsed from Mill Road and

the public path immediately adjoining the application site. However, it is considered that this does not justify the scheme which would entail a design and form out of keeping with 13-21 Mill Road. The proposed dwelling would be particularly evident in public views from the east and along the adjoining public path.

7.13 It is therefore recommended that the application be refused as the proposal is contrary to policies En25 and H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide SPD (2007).

Residential Amenity

7.14 The proposal will intensify disturbance and activity on the site and its approaches but it is considered that this would not cause undue harm to neighbour amenity. The first floor rear bathroom window could be fitted with obscured glass and permanently fixed closed to prevent overlooking of/loss of privacy to the rear gardens of 58 and 56 Desborough Road, and there is no officer objection to the overlooking of front gardens from the first floor front windows.

7.15 Therefore, the main issues are the potential harm to outlook, and overbearing effects on existing properties, especially No.58 Desborough Road which is directly behind the development and the potential harm to amenity from a perception of overlooking.

7.16 Number 58 Desborough Road is elevated above the site and there is a high intervening fence, but it is considered that the proposal will harm the outlook from the rear of 58 Desborough Road due to the undue proximity and height of the proposed dwelling to the shared back garden boundary and newly erected rear conservatory at 58 Desborough Road. The proposed dwelling would be 6.35m from the back boundary and although there would be a gap of approximately 16.5m between the original back wall of 58 Desborough Road and the proposed dwelling, there would be less space between the conservatory at 58 Desborough Road and the back of the proposed dwelling.

7.17 It is considered that, although the proposed dwelling would partly overshadow the rear garden of 58 Desborough Road in the mornings, the shading would not be so significant as to be a reasonable reason for refusal. However, it is considered the proposed dwelling would be overbearing on the occupiers of 58 Desborough Road due to the proximity to their conservatory. Furthermore, although the back dormer window could be obscured and fixed closed, it would be close enough to result in a perception of overlooking, that would harm the amenities of the occupiers of 58 Desborough Road.

7.18 The third party representations have been taken into account but it is considered that the proposal is adequately designed and sited to avoid undue harm to amenities of the occupiers of the other adjoining dwellings.

7.19 It is concluded that the application should be refused due to the harm to the outlook and amenities of the occupiers of 58 Desborough Road and the adverse overbearing effect and perception of overlooking, contrary to policies H31 of the Huntingdonshire Local Plan 1995 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).

7.20 Policy H31 can be afforded full weight and Policy LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) is also in accordance with the NPPF but has limited weight as the Draft Local Plan is not adopted.

Highway Safety

7.21 The proposal will intensify the use of the narrow shared road used by Nos. 11, 13, 15 and 17 Mill Road. The proposal may necessitate vehicles reversing a short distance to the turning space in the public open space in front of 15 Mill Road to enter and leave the main part of Mill Road in forward gear. It is also considered likely that the shortness of the space in front of the garage at 15 and the proposed dwelling, means that only one car will be able to park on each plot without obstructing the road. However, one parking space for the each dwelling is considered adequate having regard to the scope for safe on-street parking, if necessary, in Mill Road.

7.22 It is considered that the additional traffic would not be of a level that would cause undue detriment to highway safety. The vehicle turning movements will overrun the pedestrian footpath between Mill Road and Desborough Road but vehicular speed is likely to be low and the movements would not create a level of detriment to pedestrian safety where a refusal would be recommended on grounds of harm to highway safety.

7.23 Therefore, the proposal is acceptable in terms of highway safety.

Other Matters

7.24 Refuse Bins:
The applicant has agreed to submit a Unilateral Undertaking for the provision of wheeled bins in order to comply with the Developer Contributions SPD and policy CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009). Any progress in this matter will be reported to Panel.

Conclusion

7.25 The proposed development is considered to fail to comply with the relevant national and local policy as it would harm the character and appearance of the area and the amenities of the occupiers of No. 58 Desborough Road.

7.26 Taking national and local planning policies into account, and having regard for all relevant material considerations, including the advantage of securing an additional dwelling, it is recommended that planning permission be refused for the following reasons.

8. **RECOMMENDATION – REFUSE** for the following reasons:

The bulk and design of the proposed dwelling and its relatively cramped siting would be out of keeping with the flanking properties at 13-21 Mill Road, and would detract from the character and appearance of the area.
The proposal is therefore considered to be contrary to policies En25 and H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).

The proposed dwelling, by reason of its bulk, proximity to a neighbouring residential property (No. 58 Desborough Road) and prominence, would have a detrimental impact on the residential amenity of the occupiers of that property, appearing dominant and obtrusive when viewed from No. 58, and resulting in harm to outlook and a perception of overlooking. As such, the proposal is considered to be contrary to policies H31 of the Huntingdonshire Local Plan 1995 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Sheila Lindsay Development Management Officer 01480 388247**

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 14th January 2016

15/02366/FUL
Mr Chris Campbell, Nutwood Ventures Ltd, Po Box 580, Huntingdon, PE29 9EB

Proposed erection of dwelling and associated parking and turning. Land at 15 Mill Road, Hartford

Recommend APPROVE. Members felt that the design of the property was in keeping with neighbouring properties, in accordance with Local Plan policy HL5.

Development Management Panel

Scale =1:1,250
Date Created: 25/01/2016

Application Ref: 15/02366/FUL
Location: Huntingdon

Huntingdonshire DISTRICT COUNCIL

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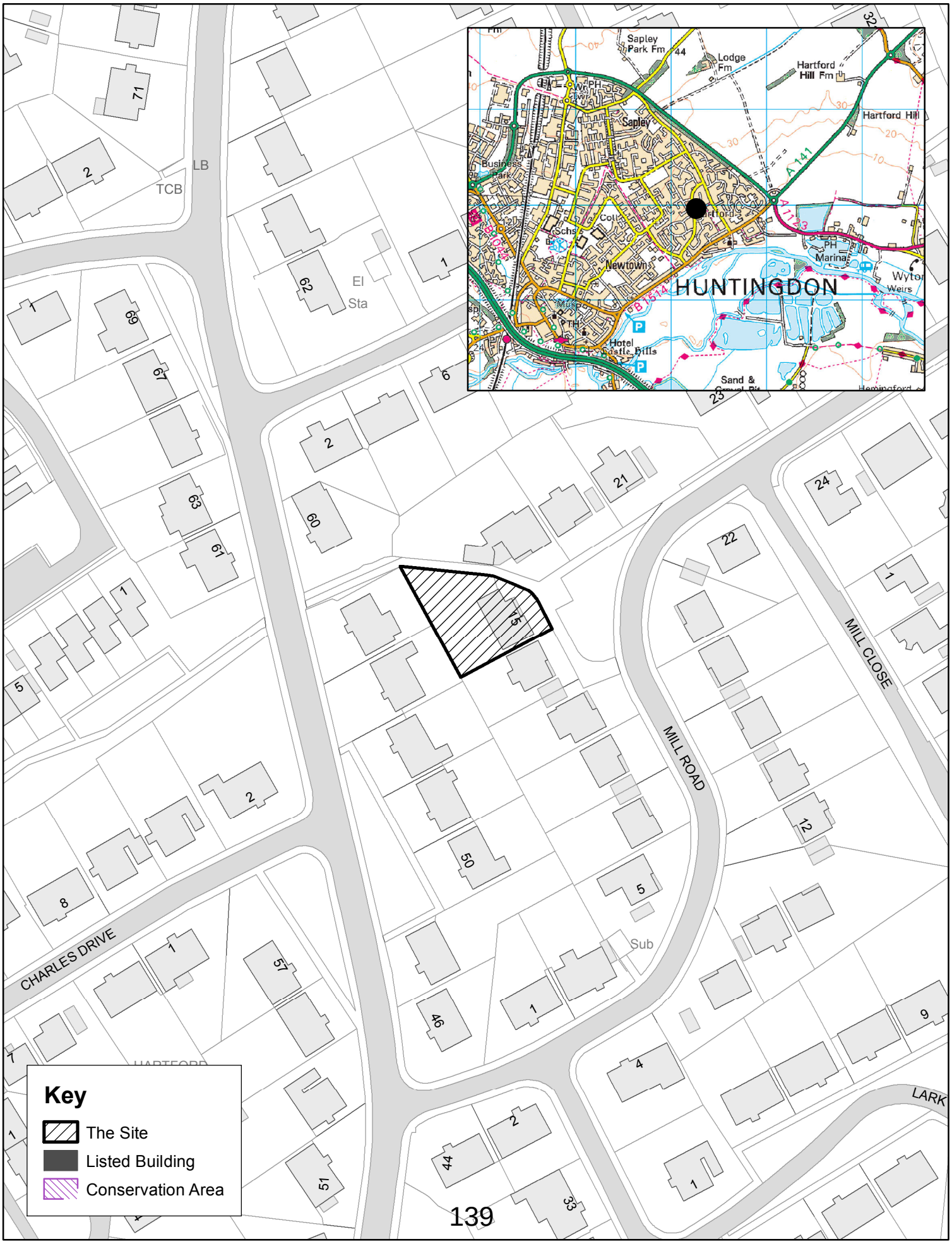
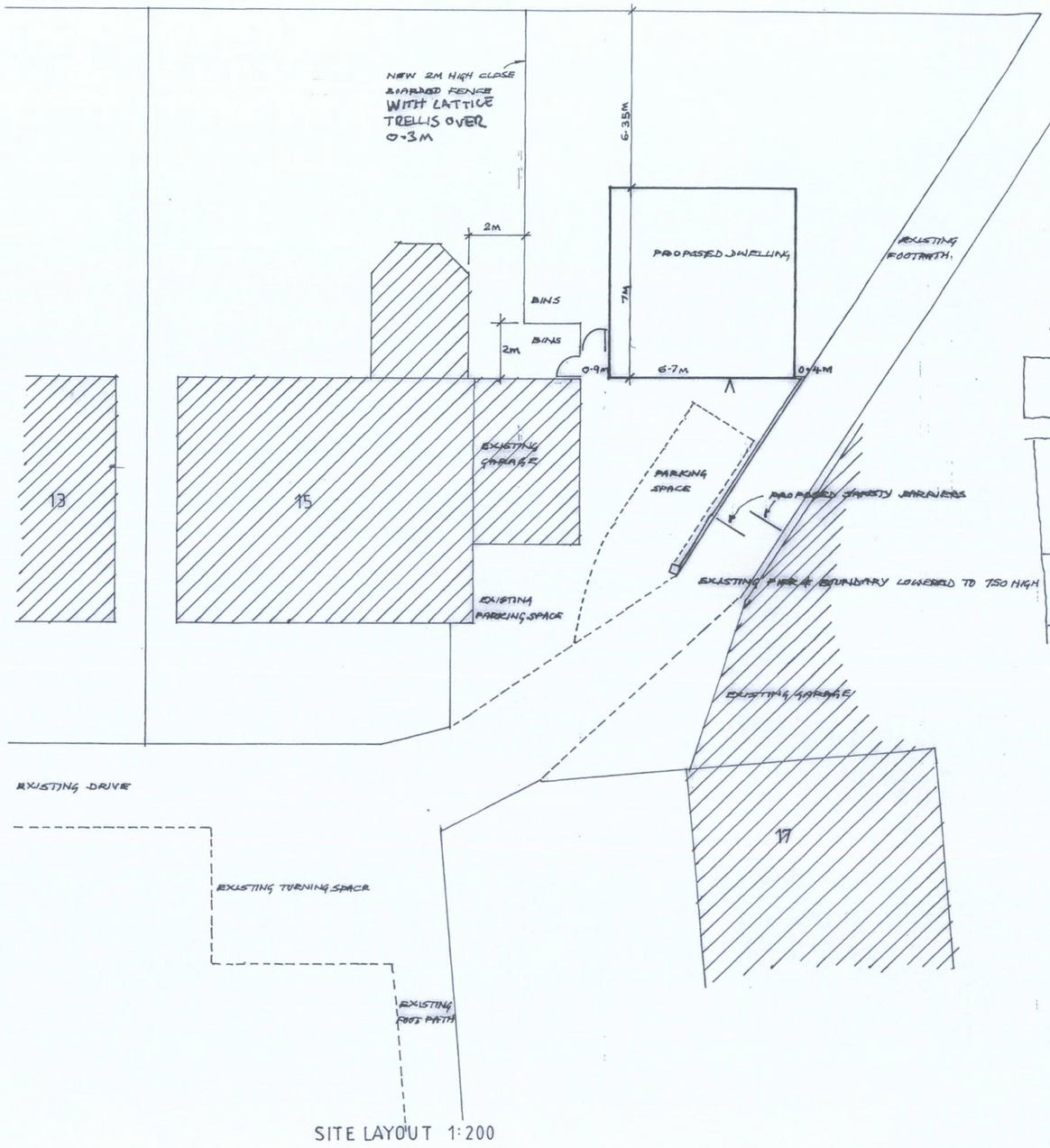
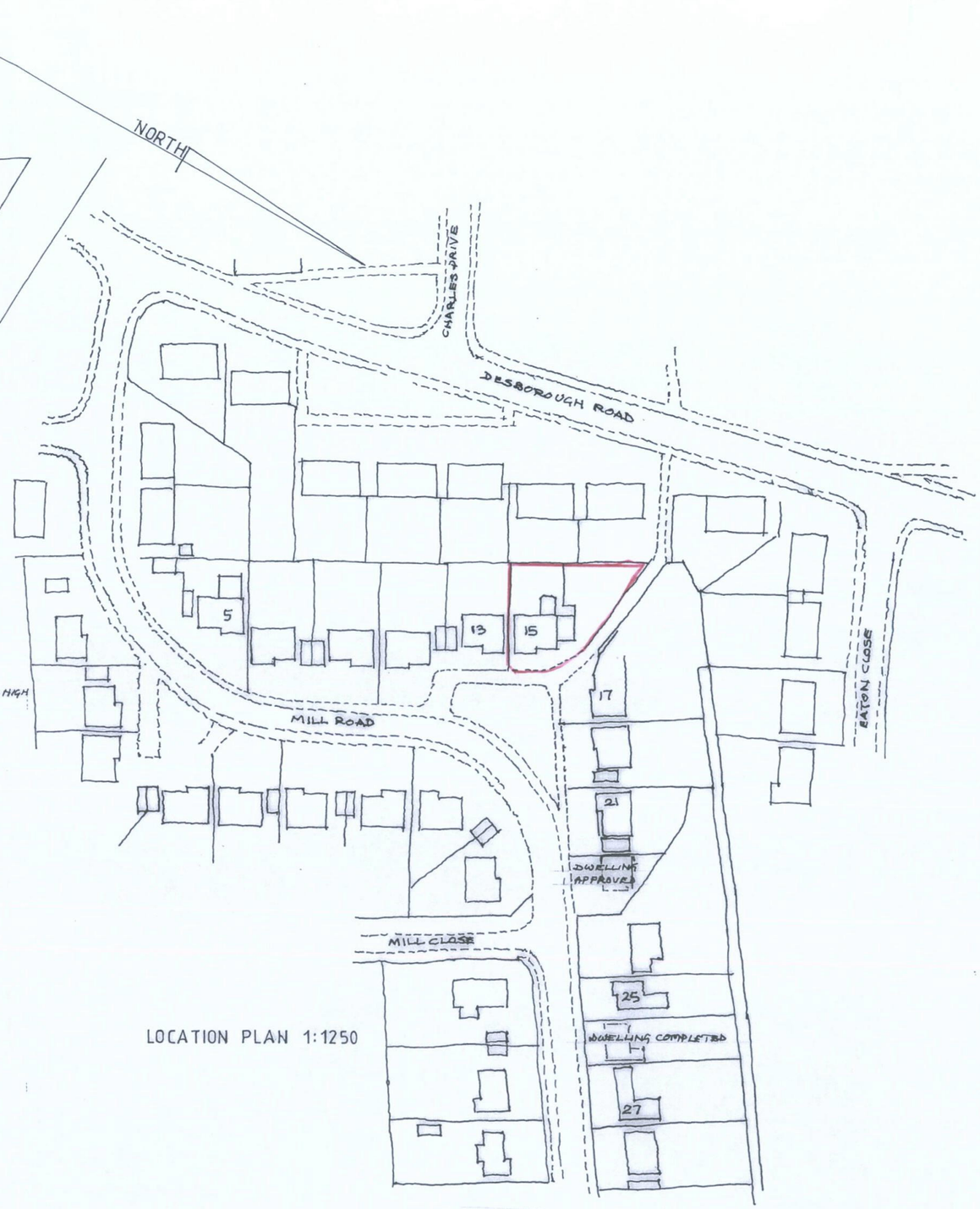
Ordnance Survey HDC 100022322



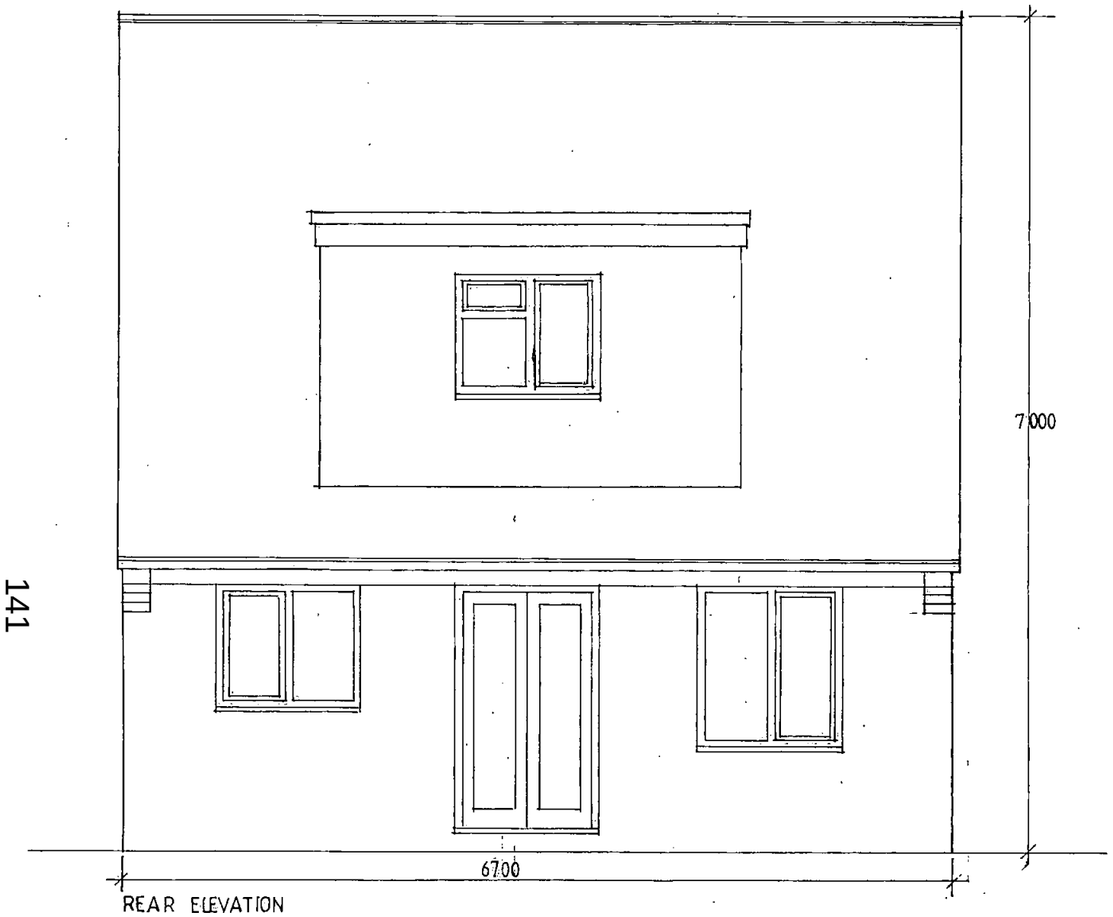


SITE LAYOUT 1:200

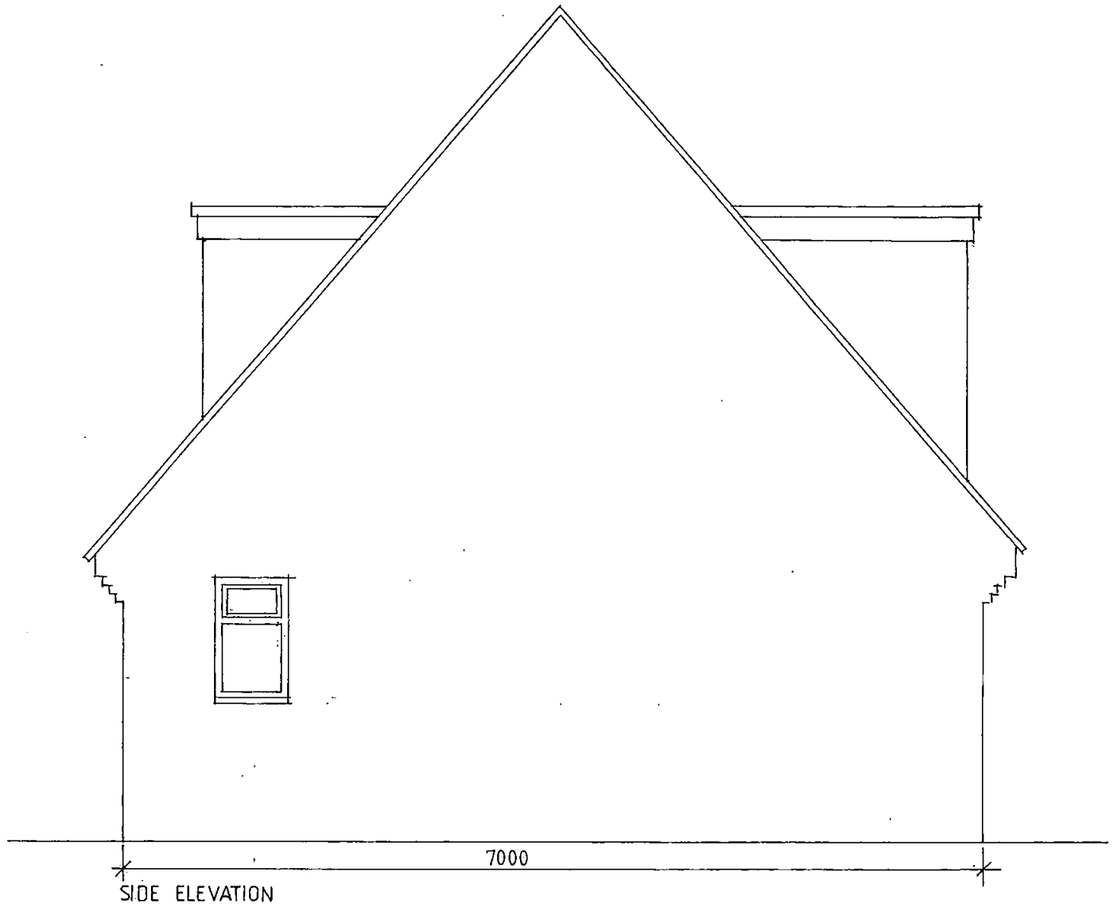


LOCATION PLAN 1:1250

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
PROPOSED SITE PLAN AND LOCATION PLAN
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:200 & 1:1250
DATE: NOVEMBER 2015
NO. 15/21/1/A
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



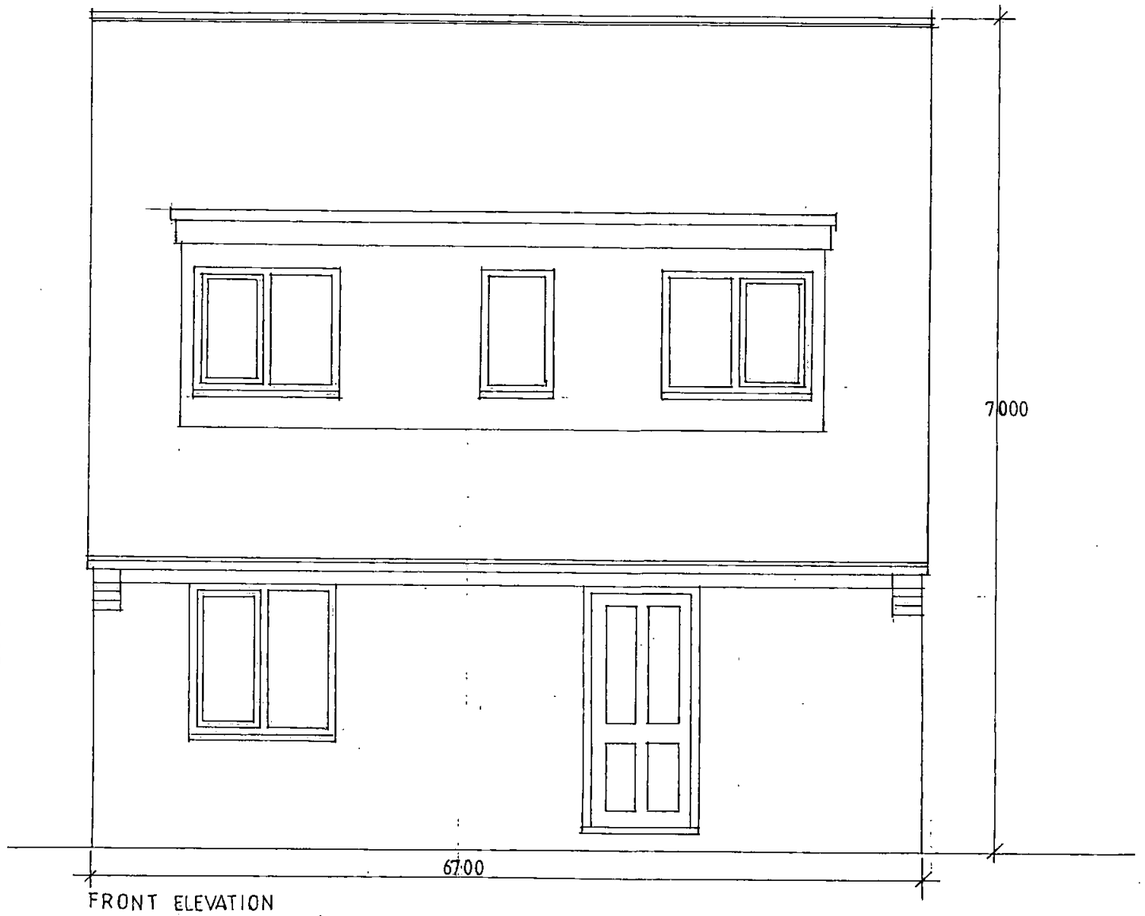
REAR ELEVATION



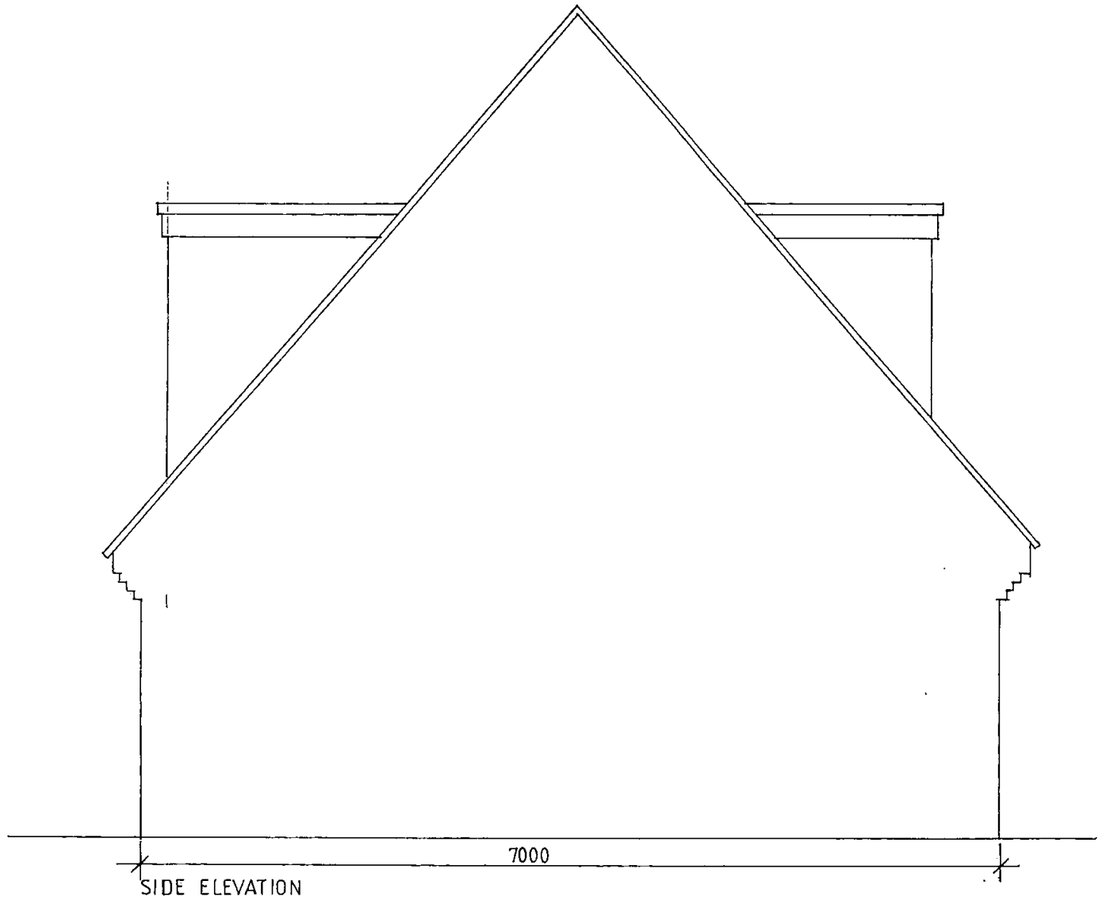
SIDE ELEVATION

REVISION A - 27 11 15 - REAR DORMER WIDENED

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
PROPOSED REAR AND SIDE ELEVATIONS
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: NOVEMBER 2015
NO. 15/21/3RA
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

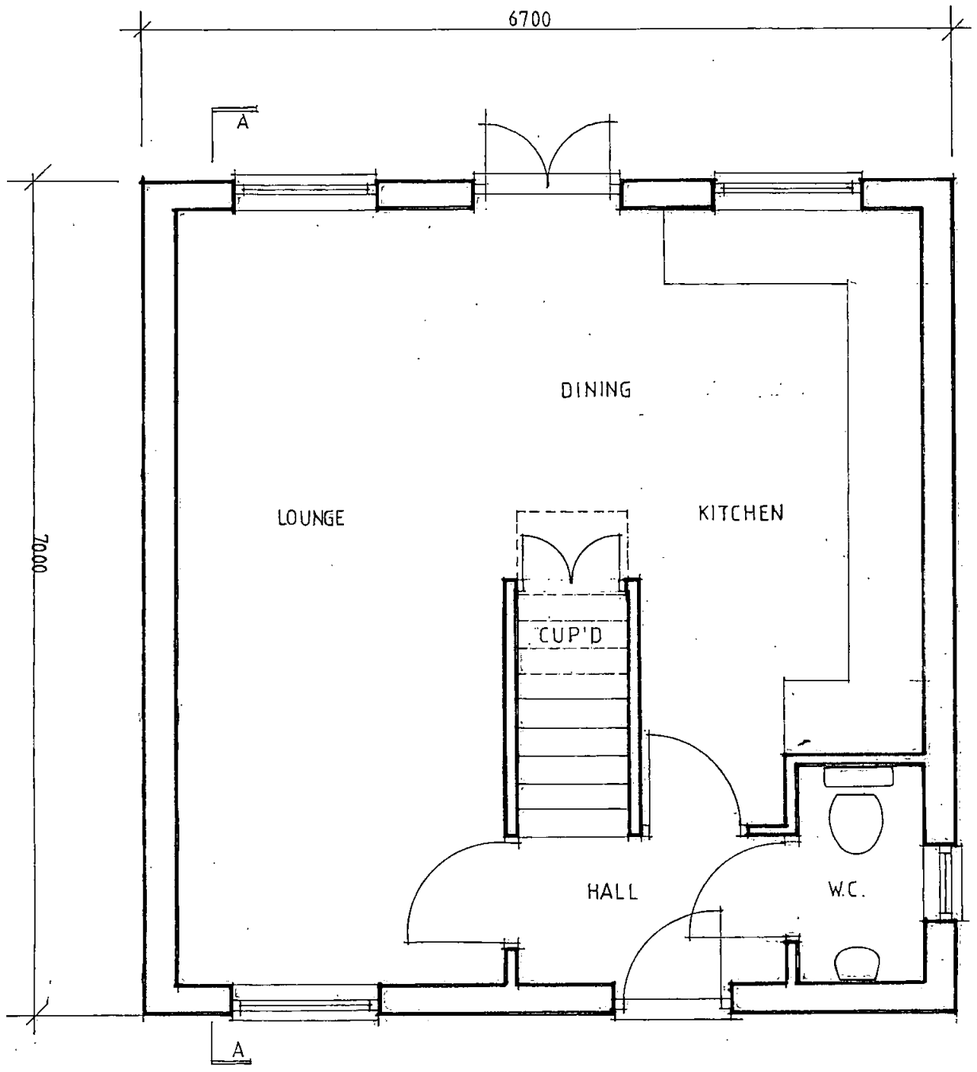


FRONT ELEVATION

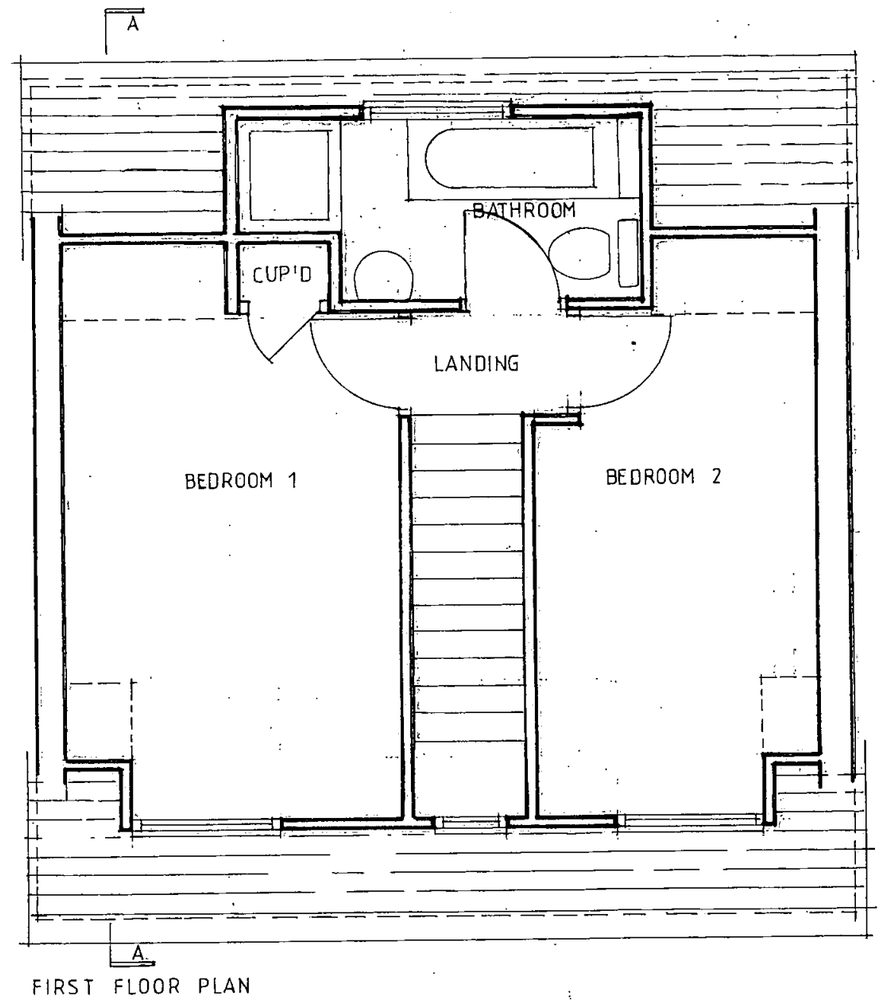


SIDE ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
PROPOSED FRONT AND SIDE ELEVATIONS
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: NOVEMBER 2015
NO. 15/21/2
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



GROUND FLOOR PLAN



FIRST FLOOR PLAN

143

REVISION A - 27 11 15 - REAR DORMERS WIDENED

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
PROPOSED GROUND AND FIRST FLOOR PLAN
CLIENT: GLS DEVELOPMENTS LTD
SCALE: 1:50
DATE: NOVEMBER 2015
NO. 15/21/4RA
NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/01130/FUL (FULL PLANNING APPLICATION)**

Proposal: **ERECT A CONVENIENCE RETAIL BUILDING AND ALTER EXISTING SITE ENTRANCE AND CAR PARKING FACILITIES TO SUIT**

Location: **THE CONSERVATORY VILLAGE GREAT NORTH ROAD LITTLE PAXTON PE19 6EN**

Applicant: **THE HUNTS GLASS CONSERVATORY LTD.**

Grid Ref: **518478 262964**

Date of Registration: **07.08.2015**

Parish: **LITTLE PAXTON**

RECOMMENDATION - APPROVE

This application has been referred to Panel as the Officer recommendation to approve the application is contrary to the Parish Council recommendation to refuse the application.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application relates to the access and car park of The 'Conservatory Village' and part of the road verge on the western side of Little Paxton. The site is adjoined by trees and shrubs to the south and west, the numerous buildings of the 'Conservatory Village' to the north and a grass verge and the B1041 road to the east. There are residential properties to the east side of the B1041. The A1 lies to the west, as does an elevated section of the B1041.

1.2 The proposal is to erect a convenience retail building on the car park and alter the existing car park layout and site entrance which will be shared by the proposed and existing uses.

1.3 The proposed footprint of the building is 24.9 x 14=348sqm with a suggested retail area (i.e. excluding staff and storage space) of approximately 16 x 13.4=214sqm.

1.4 The application is speculative and so an end-user has not yet been proposed and the proposed sign on the northern shopfront may be amended.

1.5 The applicant submitted and revised a transport statement at officer and Cambridgeshire County Council (CCC) Highways request during the processing of the application. The plans have been revised to:
* secure suitable vehicle to vehicle visibility splays and vehicle access, including for larger vehicles;
* include a suitable pedestrian crossing point in the B1041;
* improve pedestrian connections between the proposed store and settlement, by including a footpath on the south side of the new

access and proposed path widening to no less than 1.8m on the east side of the B1041 south towards High Street and providing street lighting.

1.6 The Conservatory Village is on land designated as EA Flood Zones 2 and 3, and SFRA 1:100 year flood extent. The application site itself it outside of these designated constraints. However, much of the car park on the application site may be at 200-year event risk of surface water flooding and a smaller eastern area near a drain in the verge is at 30-year risk.

1.7 In addition, the applicant has submitted a flood risk assessment (by Geoff Beel Consultancy of January 2016) at officer request.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development.

2.2 Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies, the following of which are relevant for this application:
Chapter 1 - building a strong, competitive economy
Chapter 2 - ensuring the vitality of town centres
Chapter 4 - promoting sustainable transport
Chapter 7 - requiring good design
Chapter 10 – meeting the challenge of climate change and flooding

2.3 Paragraph 17, bullet point 4, refers to seeking a good standard of amenity

2.4 Planning Practice Guidance:
* defines retail as a main town centre use but confirms that for smaller units under 2500sqm outside town centres, no impact assessment is required on town centre vitality and viability.
* Travel plans, transport assessments and statements in decision-taking (2014)

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- E7: “Small Businesses”
- S2: “Individual Shopping Proposals”
- S7: “Local Shopping Facilities”
- S16: “Local Shopping Facilities”
- En20: “Landscaping”
- En25: “General Design Criteria”
- En27: “Shopfront design”
- CS8: “Surface water”
- CS9: “Flood water management”

- T18: “Access”
- T19: “Pedestrian Routes”

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- None apply.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire
- CS3: The Settlement Hierarchy
- CS8: Land for Retail Development

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1 ‘Strategy and principles’
- LP6 ‘Flood Risk and Water Management’
- LP8 ‘Development in Spatial Planning Areas’
- LP13 ‘Quality of Design’
- LP15 ‘Ensuring a High Standard of Amenity’
- LP17 ‘Sustainable Travel’
- LP18 ‘Parking Provision’
- LP20 ‘Town centre vitality and viability’
- LP23 ‘Local Services and Facilities’

3.5 Huntingdonshire Retail Development Advice Report (2010).
- Huntingdon Retail Study 2013.

3.6 Cambridgeshire County Council Local Transport Plan 3 (LTP3)

3.7 Cambridgeshire Long Term Transport Strategy 2011-2031 (LTTS).

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

9701689FUL Display/sale of Conservatories. Erection of sales hall & railings approved 1998.
9900491FUL Removal of condition requiring completion of approved highway works prior to commencement of use approved 1999
9911636FUL Variation of condition 13 ref: 97/1689 to allow sale of additional goods at Conservatory Village approved 2000.
0500375FUL Retention of mixed uses approved 2005.
0602935FUL Part change of use to private hire business approved 2006.
1100608FUL Change of use to tattoo studio unit L approved 2011.

5. CONSULTATIONS

5.1 **Little Paxton Parish Council:** Recommend refuse (COPY ATTACHED)
-Overdevelopment of site
-No flood report
-Traffic creation problems
-Detrimental impact to Highway & pedestrian safety

5.2 **Cambridgeshire County Council Highways:** No Objection to revised scheme
* Vehicle to vehicle visibility splays accord with the measured speed of traffic in this location and are acceptable.
* Service vehicles can enter and leave in forward gear.
* The pedestrian connection is improved and street lighting will improve the visibility of pedestrians crossing.

5.3 **HDC Transportation:** No objections to revised site layout. The on-site car and cycle parking provision appears to be sufficient to satisfactorily accommodate the existing uses and proposed development and the site layout will also be satisfactory to facilitate servicing and delivery needs.

5.4 **HDC Project Engineer**: No objection to application.

5.5 **HDC Environmental Protection:** Any response to the proposed hours of operation/ noise will be reported to Panel.

6. REPRESENTATIONS

6.1 Four representations on original plans:

6.2 Two letters in support from two 'Conservatory Village' tenants -Claire Denton Beauty and The Village Sandwich Deli/resident at 13 Manor Close subject to concerns regarding traffic safety and parking issues being resolved
- Little Paxton needs a grocery ship and site is under used.
- will benefit existing businesses at the site.

6.3 Two objections from a tenant and 16 Manor Close
- Concern about highway safety as often hear 'near misses' with busy A1 slip road and proximity to Pit Lane/Orchard Lane, Rampley Lane (which has large vehicles and ambulances visiting the nursing home and conservatory village.
-The 40mph limit is rarely adhered to.
-The new access position will be more dangerous being blind to southbound fast traffic.
-At times the existing car park overflows and cars park on the verge.
-Concern about disturbance from 7am-11pm opening and traffic noise.
-Concern about lack of parking spaces for tenants. 9 of 11 units are occupied so 9 spaces amount to less than 1 per unit. Accountant uses 4 staff spaces and need more space for clients.

7. ASSESSMENT

7.1 The main issues are:
- principle of development
- highway safety and parking
- the effect on the character and appearance of the area
- surface water drainage
- residential amenity

Principle of development

7.2 The site is considered to be in the built up area of Little Paxton and in a reasonably accessible and sustainable location. The site is in a location to serve most of the village within a reasonable walking distance and the proposal entails highway improvements to encourage pedestrian access and includes cycle and cycle parking.

7.3 The development will provide a service to visiting members of the public, as well as employment. Little Paxton only has one small supermarket, the Costcutter at 11 Parkway and so, for alternative retail options similar to the current proposal, residents currently need to travel approximately 3 km from the site to stores in St Neots or approximately 5 km from the site other settlements such as Buckden. The proposal will provide a welcome extra retail facility for Little Paxton residents and is considered to be of a modest enough size to avoid impacting on the viability of town centre shops.

7.4 It is considered that the proposal is acceptable in principle, subject to the other issues being satisfactorily addressed, and satisfies policies S2, S16 of the Huntingdonshire Local Plan (1995), CS1 of the Core Strategy (2009), LP1 and LP8 LP23 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF. All of the policies can be given substantial weight, being in compliance with the NPPF.

Highway safety

7.5 The proposed access and layout are acceptable to the CCC Highways and HDC Transportation for both the existing and proposed uses. There are some vacancies in the units to the north but current businesses include a Chinese Restaurant, Kitchen Magician, Accountant, Beautician, Hairdresser, Camping equipment, Delicatessen, Builders office and Tattoo Artist. Surveys have established that trips to the site are mostly car-borne which is likely to be due to the semi-rural setting of the site and the nature of the existing businesses on the site which are mostly unlikely to cater for regular users from Little Paxton and likely to attract customers from further afield.

7.6 The proposal is likely to attract more local custom from Little Paxton, with more pedestrians and cyclists, as well as motor traffic which is likely to be predominantly from the Little Paxton but also further afield. The existing vehicle spaces are unmarked and it is considered that the marking of the spaces will help secure a more efficient use of the space. CCC are content with the car park capacity but if the car park was ever full, it is considered that visitors are unlikely to park on-street and are more likely to use the circulatory area to wait until a space is available on-site. In terms of parking provision, neither local nor national planning policy requires a defined number of parking spaces to be provided for any given development. Each proposal is to be assessed on its own merits having regard to the criteria detailed in policy LP18 of the Draft Local Plan. In effect, parking provision should be considered as part of the design process, having regard to the highway safety, servicing requirements, needs of potential users and amenities of neighbouring occupiers. As the local plan is still at a draft stage, limited weight can be attached to this policy (advised in the

NPPF at para 216). However, it is in broad compliance with the NPPF.

7.7 It is considered that the Parish Council and third party concerns about traffic generation and harm to highway & pedestrian safety have been satisfactorily addressed by the revised scheme, which includes adequate additional car parking (42-43 spaces), 24 cycle spaces and satisfactory lorry servicing space, suitable pedestrian access with a path and widening to the east side of the B1041 south towards High Street and street lighting.

7.8 Conditions can be imposed to secure satisfactory details and implementation of the closure of the existing site access, provision of the new access and visibility splays, car and cycle parking/ servicing and off-site highway improvement works including the path widening and street lighting up to the site entrance and temporary parking for the construction period.

7.9 It is considered that the proposal is acceptable in terms of highway safety and traffic generation and satisfies policies T18 T19 S2 S7 and S16 of the Huntingdonshire Local Plan (1995) and LP17 and LP18 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). The policies are consistent with the NPPF (paragraphs 32) that requires safe and suitable access to the site for all although the emerging policies can only be afforded limited weight.

Character and appearance of the area

7.10 The site is currently mostly laid to poorly-surfaced car parking. The proposal entails relocating the access and erecting a new building with a simple rectangular footprint of 24.9m x 14m and a mono-pitch roof ranging from 5.4m at the north end/front and 4.45m to the rear/south. The shop front is of acceptable appearance and its details can be conditioned, as can the external materials of the building.

7.11 The applicant has agreed to enhance the proposed exposed long east side elevation with features to add visual/architectural interest such as projecting or recessed panels and/or variation in external materials and landscaping. This can be secured by condition to secure the high standard of design encouraged by the NPPF and local policies.

7.12 The building is to have a finished floor level of approximately 16.50m aOD to address the recommendations of the FRA. This level means that the building will relate satisfactorily to its surroundings and will not be unduly elevated or intrusive.

7.13 It is considered that, subject to conditions to address the above points and secure suitable hard and soft landscaping, the proposal is acceptable in terms of impact on the character and appearance of the area and will satisfy policies En25 and En27 of the Huntingdonshire Local Plan (1995) and LP1 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Flooding

7.14 The applicant's Flood Risk Assessment (FRA) advises that the site is partly within Flood Zones 1, 2 and 3 on both the Environment Agency and Huntingdonshire District Council Flood Zone Maps but that the site is not located within the Functional Flood Plain of 'main river'. However, it appears that the FRA relates to the whole area in the applicants control, which includes the northern area, which is at greater risk of flooding, being in zones 2 and 3 (medium and high risk), than the more southerly proposed development area, which is in zone 1 (low risk). The technical guidance to the NPPF states that all developments can be appropriate in zone 1.

7.15 Having said this, the development area is at risk of surface water flooding but the FRA demonstrates that the development will be safe and will not increase flood risk elsewhere nor detrimentally affect any other property.

7.16 The ground levels at the site vary between approximately 17.42m and 16.13m aOD. The proposal for a finished floor level of approximately 16.50m aOD., which is 300mm above the lower existing ground levels, is acceptable to District Council's Project Engineer as it offers protection against impacts arising from any extreme, short duration, localised flood events. Safe access and egress is available in a southerly direction to Little Paxton and other land in Flood Zone 1.

7.17 Surface water run-off to public surface water sewers and ordinary watercourses can be controlled by condition to be no greater than existing to avoid displacement of water from the site to adjoining properties and land downstream.

7.18 It is considered that, subject to conditions to address the proposed finished floor level and surface water drainage being restricted to no more than existing runoff rates, the proposal is acceptable in terms of flood risk and satisfies policies CS8 and CS9 of the Huntingdonshire Local Plan (1995) and LP1 and LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Residential amenity

7.19 There is a house on land in the applicant's control north of the proposed development. However, it is considered that the proposal need not impact unduly upon the amenities of the occupier of that house due to the separation provided by the Chinese restaurant. Therefore the main issue is the effect of the extra activity and disturbance associated with the new store and on the car park on the houses east of the B1041.

7.20 The proposal will intensify activity on the site and the proposed hours of opening are 7am-11pm every day with no information on anticipated delivery times. However, the hours of operation of, and delivery to, the existing uses to the north of the proposed store are unrestricted.

7.21 The advice of Environmental Protection Officer about the proposed hours of opening and deliveries and possible need for restrictions on both is awaited but, it is considered that the development is a

sufficient distance away from residential properties for undue harm to amenity to be avoided, for example from undue disturbance and activity. It is relevant to note that an example of a permission implemented for a store on a site much closer to houses in Godmanchester at 32 Cambridge Street (0701280FUL refers) included conditions restricting newspaper deliveries, other deliveries outside the hours of 0730 to 1100 Monday to Saturday or 0800 to 1100 on Sundays, Bank and Public Holidays and opening hours for customers outside the following times: 0730 to 2215 Monday to Saturday and 0800 to 2100 Sundays and Public/Bank Holidays. For the current application, it is considered that, subject to the advice of the Environmental Protection Officer, it would be reasonable to accept the proposed hours of 7am-11pm every day for opening to customers and receiving deliveries.

7.22 A condition can control external lighting on the site in the interests of avoiding light pollution.

7.23 Subject to Environmental Protection Officer advice, the proposal is considered to be acceptable in terms of impact on residential amenity and satisfies policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF.

Conclusion

7.24 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved in this instance, subject to conditions and advice from the Environmental Protection Officer about the proposed hours of operation/ noise.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time limit
- In accordance with plans
- opening/delivery hours restricted to 07.00 – 23.00 (subject to further consultation with Environmental Health)
- External materials
- Highway details including visibility
- Off-site highway improvement works including east path and street lighting
- Vehicle Parking and manoeuvring prior to use
- Cycle parking prior to use
- Temporary parking for construction period
- Accord with submitted FRA
- Details of proposed ground levels and finished floor levels
- Surface water drainage scheme to be submitted
- Hard and soft landscaping including boundary treatments to eastern side
- Enhance east elevation, provide details of north elevation
- External lighting of site

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Sheila Lindsay Development Management Officer 01480 388247**

Huntingdonshire DC Public Access

From:	developmentcontrol@huntsdc.gov.uk
Sent:	07 August 2015 09:39
To:	DevelopmentControl
Subject:	Comments for Planning Application 15/01130/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:39 AM on 07 Aug 2015 from Mrs Jenny Gellatly.

Application Summary

Address:	The Conservatory Village Great North Road Little Paxton St Neots PE19 6EN
Proposal:	Erect a convenience retail building and alter existing site entrance and car parking facilities to suit
Case Officer:	Sheila Lindsay

Click for further information

Customer Details

Name:	Mrs Jenny Gellatly
Email:	littlepaxton@hotmail.com
Address:	11 Hayling Avenue, Little Paxton, St Neots, Cambridgeshire PE19 6HG

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Overdevelopment of site No flood report Traffic creation problems Detrimental impact to Highway & pedestarian safety

Development Management Panel

Scale =1:1,250
Date Created: 01/02/2016

Application Ref: 15/01130/OUT
Location: Little Paxton

Huntingdonshire DISTRICT COUNCIL

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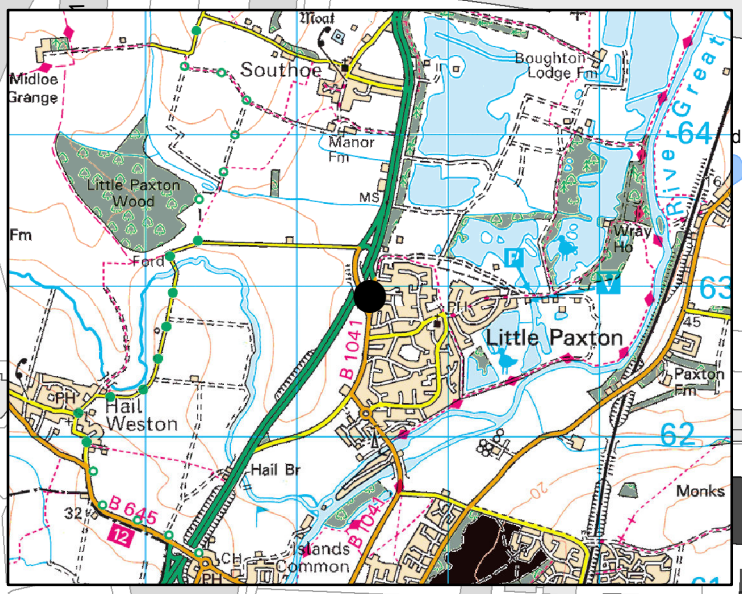
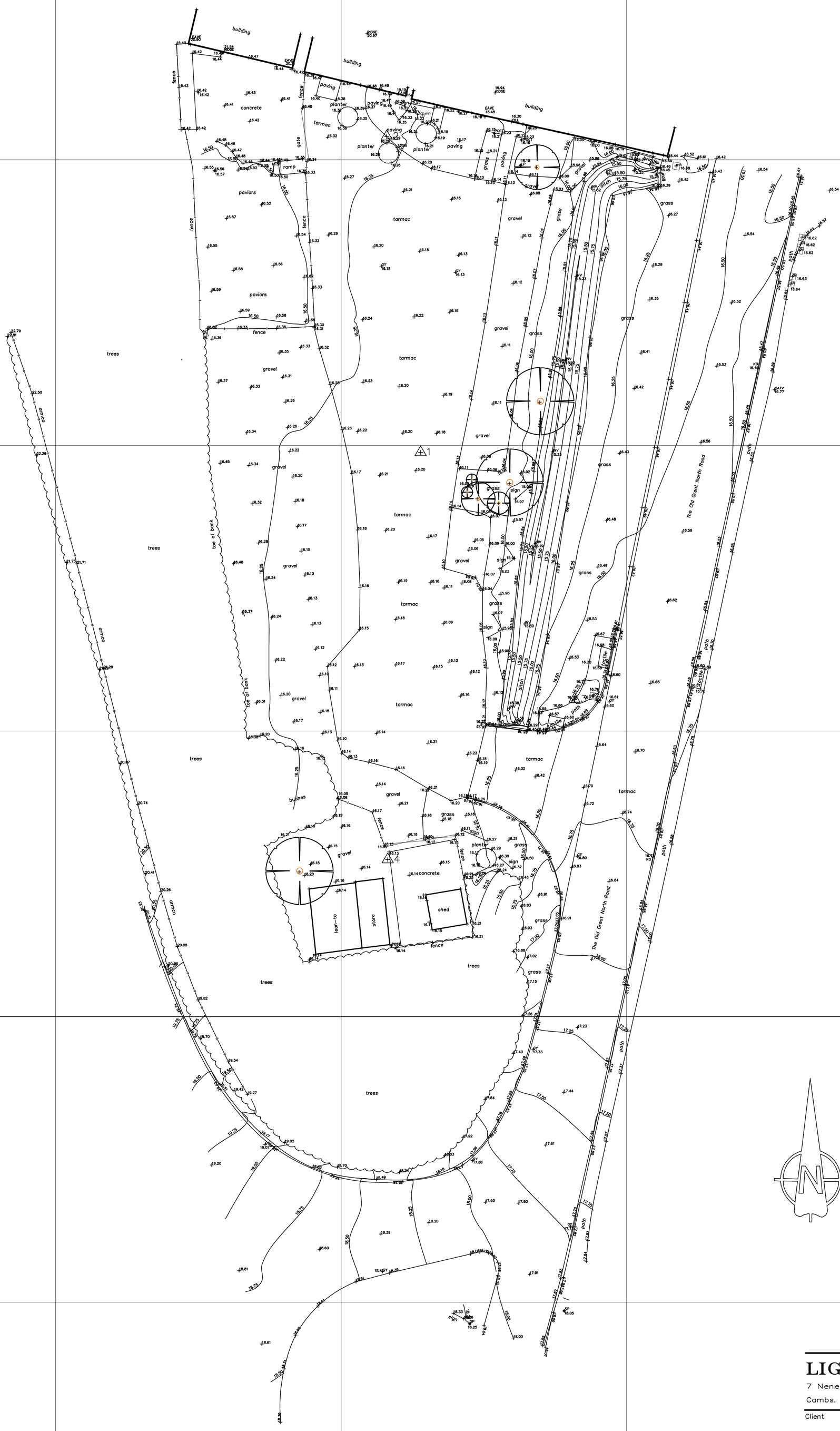


Key

- The Site
- Listed Building
- Conservation Area



LIGHTFOOT DESIGN

7 Nene Road, Bicton Industrial Park, Kimbolton,
Cambs. PE28 0LF Tel. 01480 860076

Client
Conservatory Village Ltd

Job Title
PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.

Dwg. Title
EXISTING SITE SURVEY

Scale	Date	
A1–1:200 A3–1:400	May 15	Y2367–01

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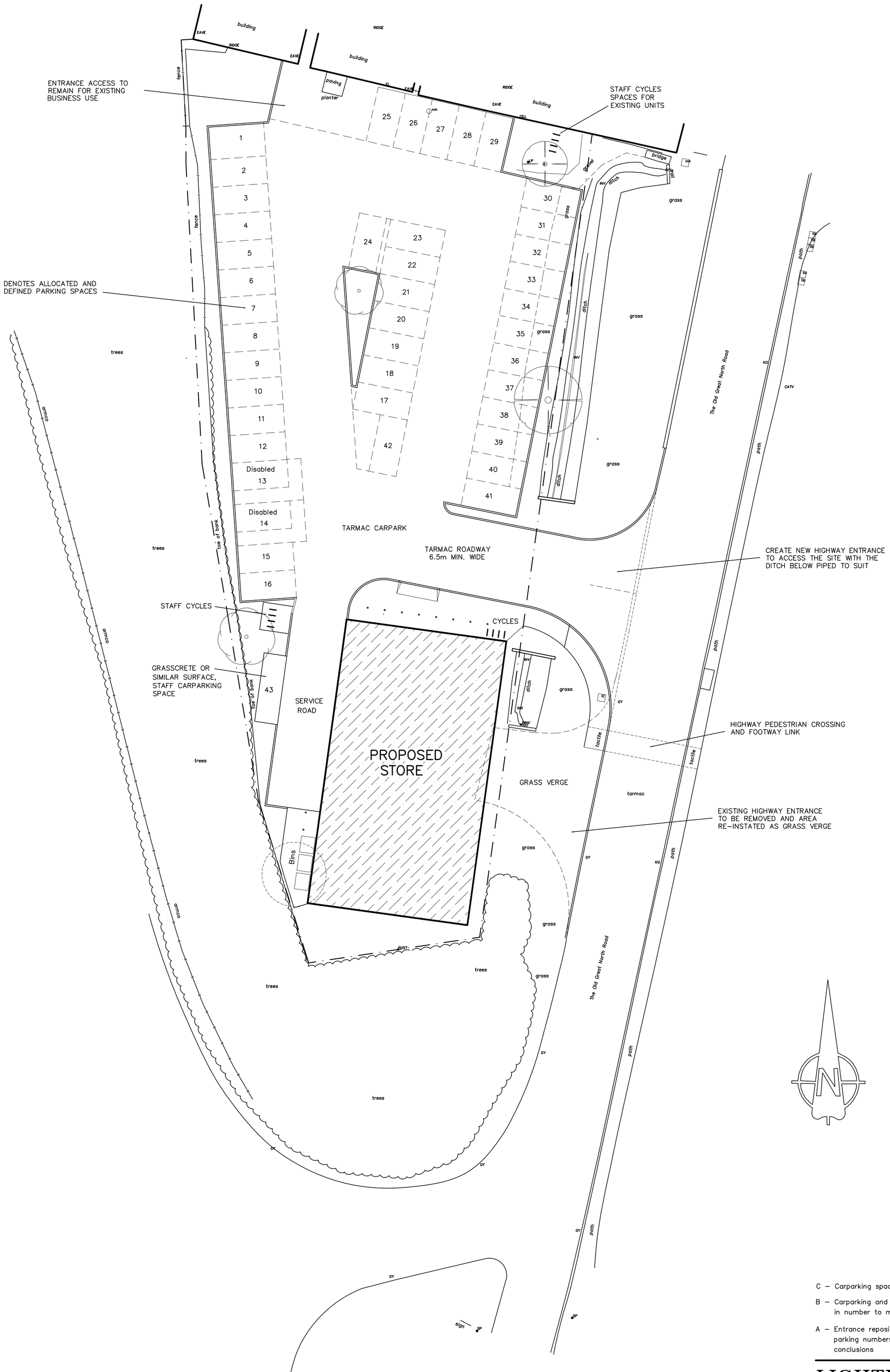

157

C – Carparking space note amended 8.12.15

B – Carparking and cycle spaces altered and Increased in number to meet travel assessment 8.12.15

A – Entrance reposition, pedestrian crossing added and parking numbers increased to meet travel assessment conclusions 30.10.15

LIGHTFOOT DESIGN
7 Nene Road, Bicton Industrial Park, Kimbolton,
Cambs. PE28 0LF Tel. 01480 860076

Client
Conservatory Village Ltd

Job Title
PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.

Dwg. Title
PROPOSED SITE PLAN

Scale	Date	
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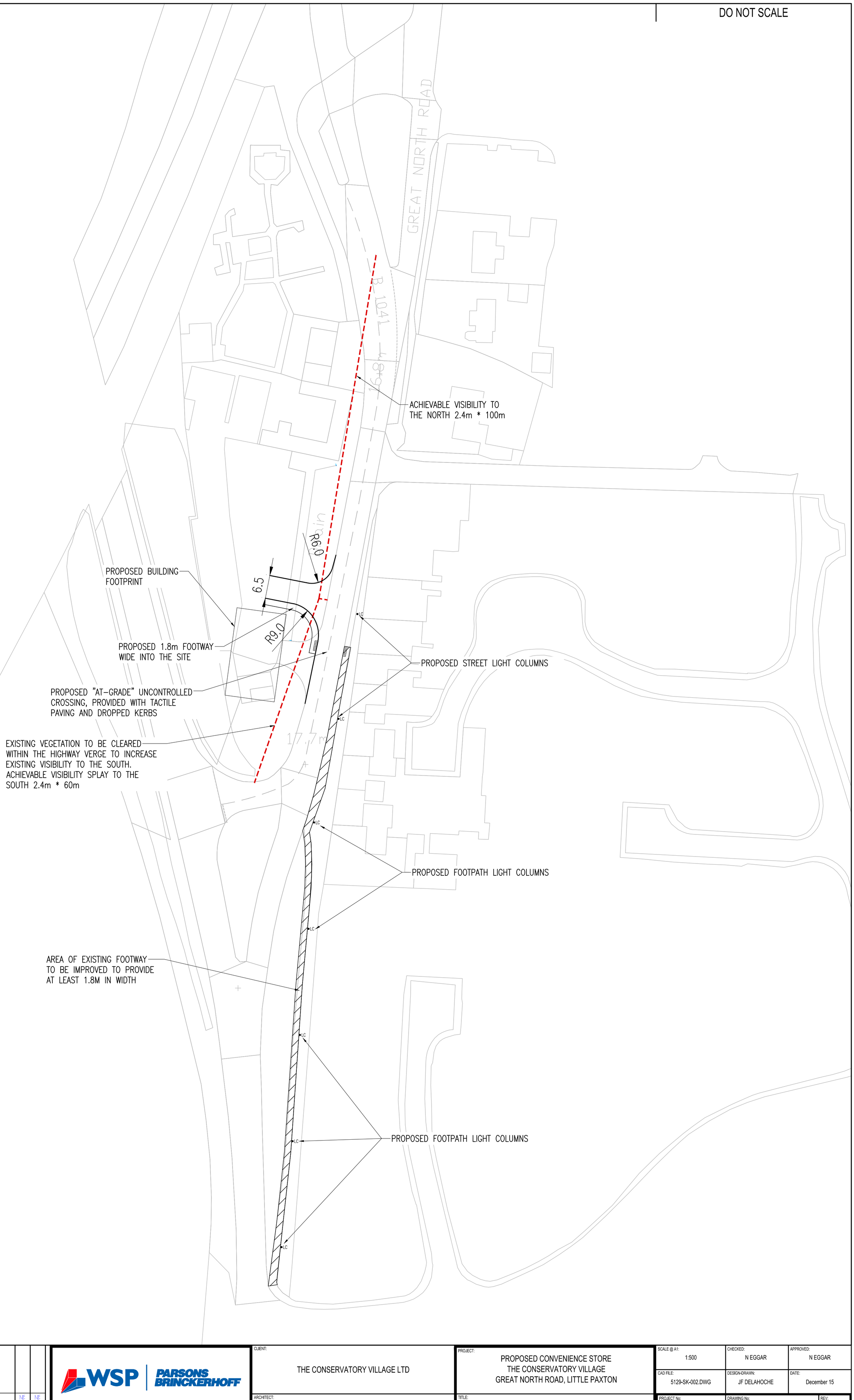

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REV	DATE	BY	DESCRIPTION	CHK	APD
A	09/12/15	JFD	FIRST ISSUE	NE	NE

DRAWING STATUS: FOR INFORMATION ONLY

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CLIENT: THE CONSERVATORY VILLAGE LTD

ARCHITECT: LIGHTFOOT DESIGN

PROJECT: PROPOSED CONVENIENCE STORE
THE CONSERVATORY VILLAGE
GREAT NORTH ROAD, LITTLE PAXTON

TITLE: PROPOSED OFF SITE HIGHWAY WORKS

SCALE @ A1:	CHECKED:	APPROVED:
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CAD FILE: 5129-SK-002.DWG	DESIGN-DRAWN: JF DELAHOCHE	DATE: December 15

PROJECT No:	DRAWING No:	REV:
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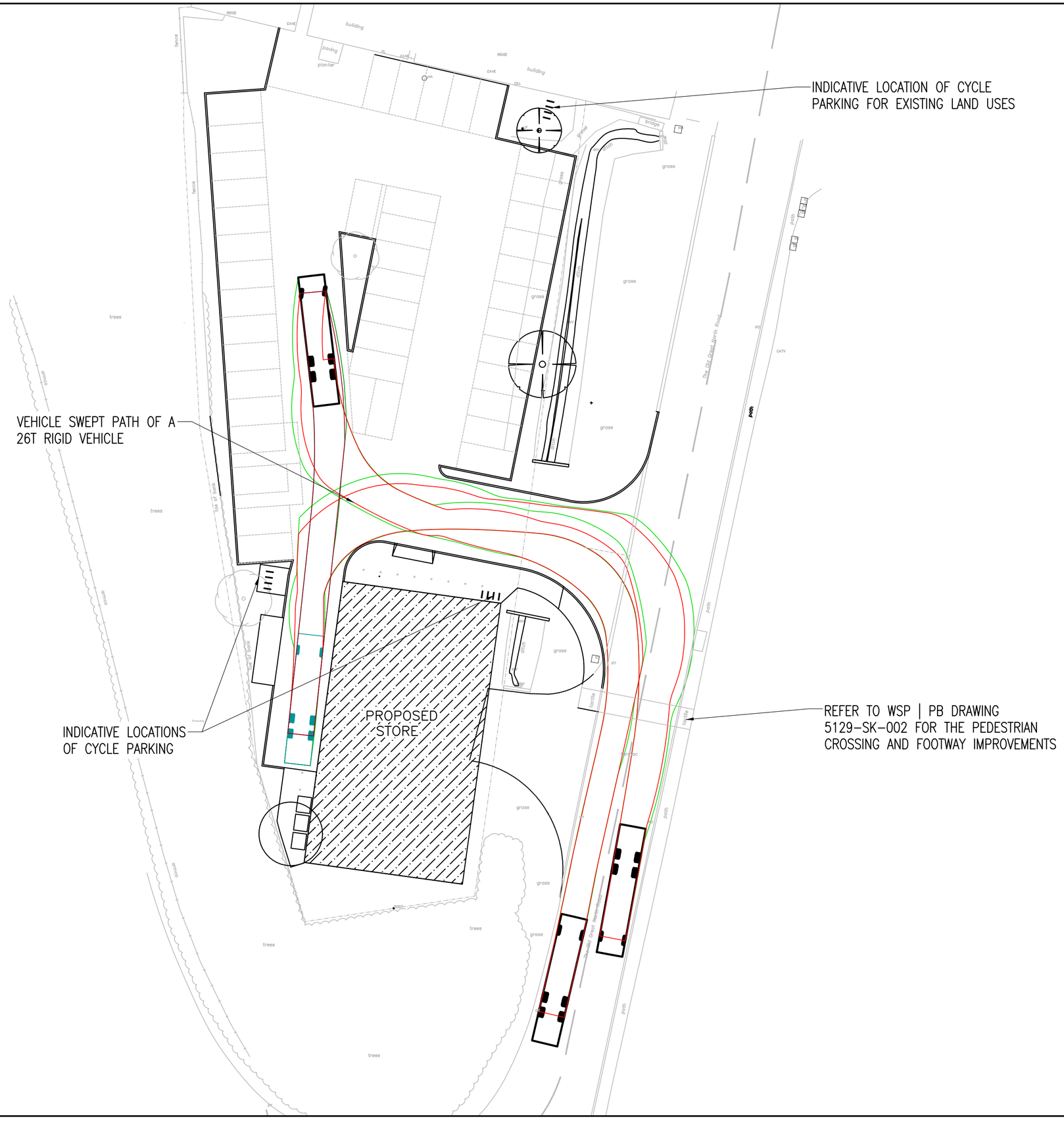

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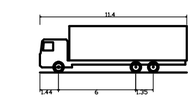

SSL 26t Rigid Vehicle	
Overall Length	11.400m
Overall Width	2.490m
Overall Body Height	3.594m
Min Body Ground Clearance	0.369m
Track Width	2.280m
Lock to Lock Time	4.80s
Kerb to Kerb Turning Radius	11.000m

NOT TO SCALE

REV	DATE	BY	DESCRIPTION	CHK	APD
B	09/12/15	JFD	REVISED LAYOUT TO SUIT CCC COMMENTS	NE	NE
A	02/11/15	JFD	FIRST ISSUE	NE	NE

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CLIENT: THE CONSERVATORY VILLAGE LTD

ARCHITECT: LIGHTFOOT DESIGN

PROJECT: PROPOSED CONVENIENCE STORE
THE CONSERVATORY VILLAGE
GREAT NORTH ROAD, LITTLE PAXTON

TITLE: PROPOSED HIGHWAY ARRANGEMENTS

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CAD FILE:	DESIGN-DRAWN:	DATE:
5129-SK-001	JF DELAHOCHE	November 2015

PROJECT No:	DRAWING No:	REV:
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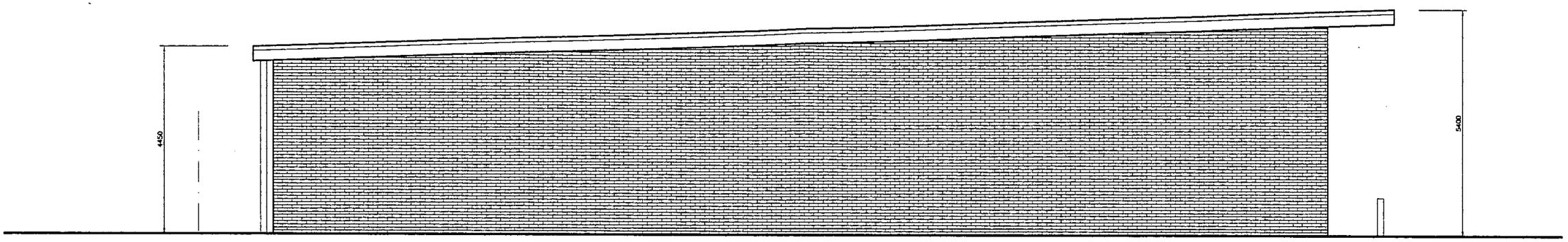
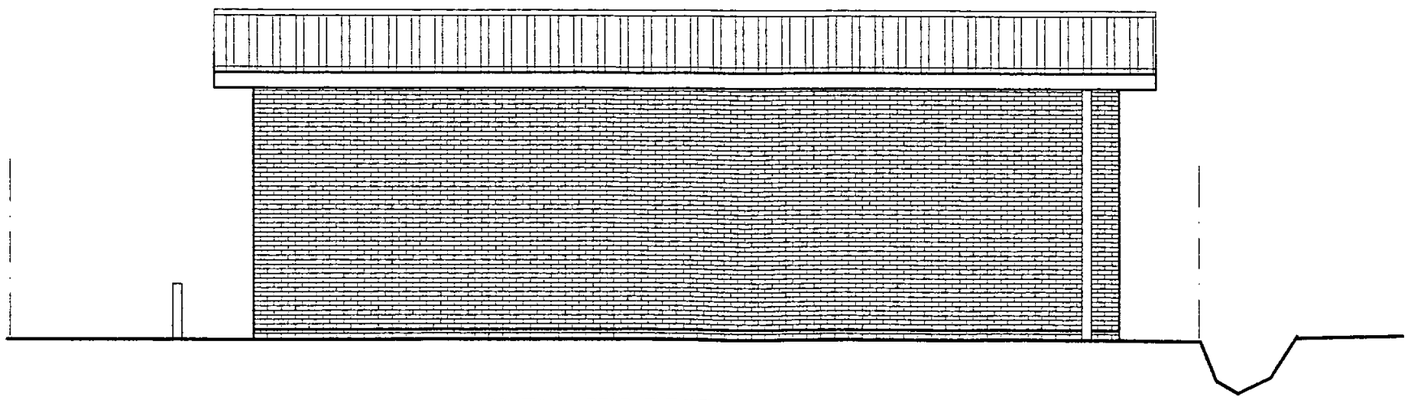


EAST – SIDE ELEVATION



SOUTH – REAR ELEVATION

0 1 2 3m

LIGHTFOOT DESIGN

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Cambs. PE28 0LF Tel. 01480 860076

Client: Conservatory Village Ltd

Job Title: PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.

Dwg. Title: PROPOSED ELEVATIONS

Scale	Date	
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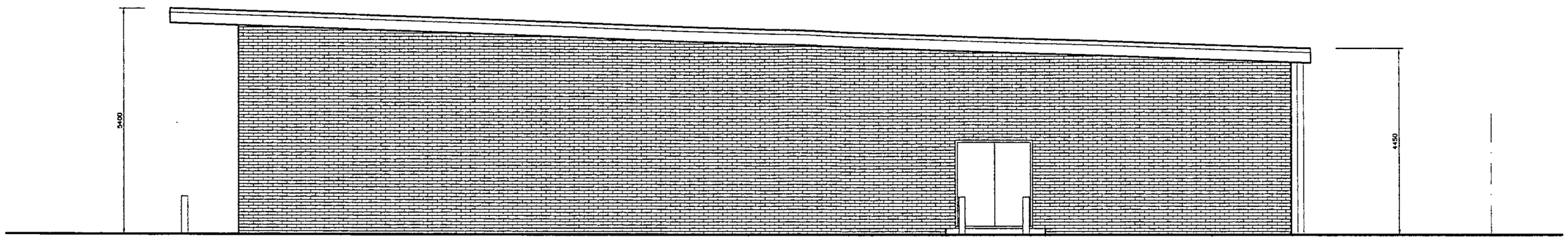
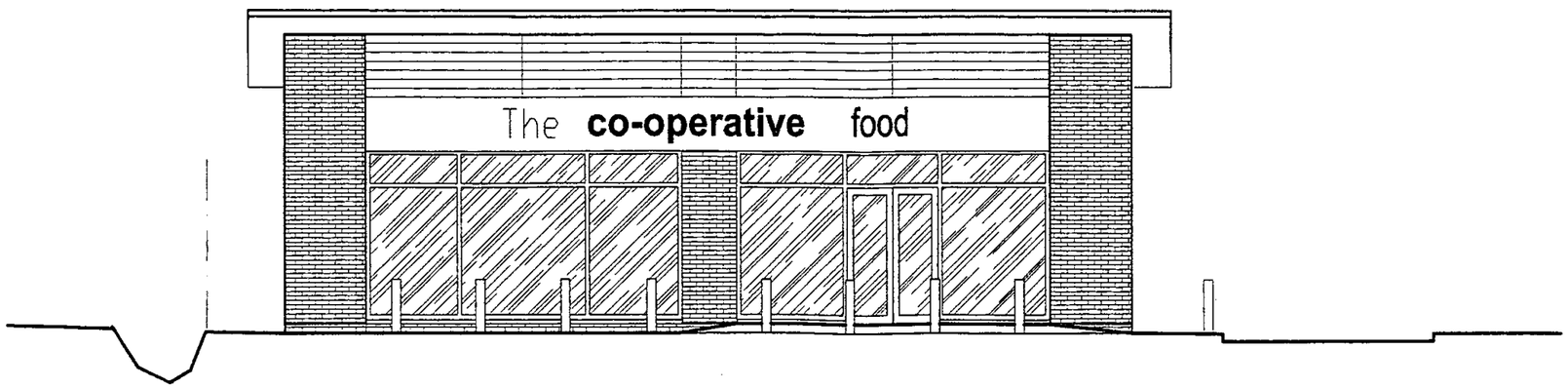


WEST – SIDE ELEVATION



NORTH – FRONT ENTRANCE

0 1 2 3m

16

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Cambs. PE28 0LF Tel. 01480 860076

Client: **Conservatory Village Ltd**

Job Title: PROPOSED STORE
GREAT NORTH ROAD,
LITTLE PAXTON, CAMBS.

Dwg. Title: PROPOSED ELEVATIONS

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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/02039/FUL (FULL PLANNING APPLICATION)**

Proposal: **AMENDED SCHEME FOR DETACHED DWELLING ON LAND ADJACENT TO 19 LITTLECOTES CLOSE. SPALDWICK (PREVIOUS APPROVED SCHEME REFERENCE IS 1201357FUL)**

Location: **LAND AT 19 LITTLECOTES CLOSE**
Applicant: **MR TOM ALLEN**

Grid Ref: **512948 272902**

Date of Registration: **13.11.2015**

Parish: **SPALDWICK**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as Spaldwick Parish Council's recommendation for refusal is contrary to the officer's recommendation which is of approval.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This site is located to the south west of No.19 Littlecotes Close and currently forms an open landscaped area. The surrounding residential area is characterised by dwellings that sit on reasonable sized plots with open front gardens. There is a mix of house types, including two storey dwellings and chalet bungalows, the historic buildings lay further to the west and south of the site.

1.2 The southern tip of the site is in the designated Conservation Area for Spaldwick. The site is also located in an area liable to flooding and in flood zone 3 on the Environment Agency's flood maps.

1.3 A planning application was approved by Members of the Development Management Panel (DMP) on the 21st January 2013 under planning ref: 12/01357/FUL and has now expired. This application seeks permission for a similar scheme as previously approved.

1.4 The new proposal seeks permission for a 1 ½ storey dwelling with a ridge height of approximately 6.9m high from finished floor level to ridge, as previously approved. The design and external appearance of the proposed dwelling remain mostly unchanged. The main changes from the previously approved scheme are:
* The roof has a slightly higher hip
* The single storey element has increased by 800mm
* One dormer window has been added to the front to the front of building
* The dormer windows are now proposed to be flat roofed
* The bulk and mass of the building has been reduced, along with a reduced footprint.

* A boundary fence is proposed to abut the footpath

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- En5: “Conservation Area Character”
- En6: “Design standards in Conservation Areas”
- En9: “Conservation Areas”
- En11: “Archaeology”
- En20: “Landscaping Scheme”
- En25: "General Design Criteria"
- H31: “Residential privacy and amenity standards”
- H32: "Sub-division of large curtilages"
- H33: “Sub-division of large curtilages affecting protected buildings or features”
- CS9: “Flood water management”
- T18: “Access requirements for new development”

3.2 Huntingdonshire Local Plan Alterations (2002)

- HL5: Good design and layout

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS3: "The settlement hierarchy"
- CS10: "Contributions to Infrastructure Requirements"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- Policy LP 1: 'Strategy and principles for development'
- Policy LP 6: ‘Flood'
- Policy LP 10 ‘Settlement’
- Policy LP 11: 'The relationship between the built up area and the countryside'
- Policy LP 13: 'Quality of Design'
- Policy LP 15: 'Ensuring a High Standard of Amenity'

- Policy LP 18: 'Parking Provision'
- Policy LP 26: 'Homes in the Countryside'
- Policy LP 29: 'Trees, Woodland and Related Features'
- Policy LP 31: 'Heritage Assets and their Settings'

3.5 Supplementary Planning Guidance/Documents:

- Huntingdonshire Design Guide (2007)

Local policies are viewable at https://www.huntingdonshire.gov.uk

Further information on the role of planning policies in deciding planning applications can also be found at the following website: http://www.communities.gov.uk Follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

4. PLANNING HISTORY

120767FUL – Erection of a two storey detached dwelling and garden - application was withdrawn on the 3.7.12.

1201357FUL – Erection of a 1 ½ storey dwelling amended scheme - approved by committee on the 21st January 2013.

5. CONSULTATIONS

5.1 **Spaldwick Parish Council** recommends the development is refused (COPY ATTACHED) - the scheme no longer indicates a hipped roof will be used; therefore concerns are raised about the bulk and massing.

The scheme has been amended in the life of this application to re-introduce the hipped roof. No comments have been received from Spaldwick Parish Council in relation to the latest round of consultations. Notwithstanding it is considered the amended scheme, which indicates the use of a hipped roof, has addressed the concerns raised by the Parish Council.

5.2 **County Archaeology** – No objection, subject to a condition being imposed to ensure investigations take place prior to the development commencing.

Officer response – A condition is recommended accordingly

5.3 **Environment Agency** – No objection, subject to a condition being imposed ensuring the floor levels are set in accordance with the FRA date May 2012.

Officer response – A condition is recommended accordingly

5.4 **Alconbury and Ellington Drainage Board** – No objection to the scheme.

5.5 **Cambridgeshire County Highways Authority** – No objections to the scheme, subject to a condition that makes provision for the new access.

Officer response – A condition is recommended accordingly

6. REPRESENTATIONS

6.1 14 properties were consulted about the application. 3 letters of objection have been received raising the following concerns:
- Closer to footpath – overbearing
- Boundary treatments not in keeping with the open plan arrangement
- A dwelling here is out of context with developments
- Harmf to heritage assets
- Plot size is small – overcrowded forms of development
- On street parking
- Materials are not in keeping
- Privacy issues

6.2 No comments have been received from local residents in response to the most recent round of consultations on the amended scheme.

Officer response -The officer response to the concerns raised can be found in the relevant paragraph in the main body of the report.

7. ASSESSMENT

7.1 The main issues in this case are:

* the principle of the development
* the effect of the development on the character and appearance of the site and the Conservation Area in general
* the impact upon the settings of the adjacent Listed Buildings
* flooding
* impact on neighbour amenities
* highways safety

SUMMARY OF ISSUES

7.2 The main issues to consider here are the principle of the development and whether the design is appropriate for this part of the village and designated Conservation Area. Neighbour amenity and flood risk will also be considered.

The principle of the development:

7.3 The current settlement policy in the Huntingdonshire Core Strategy under Policy CS3 defines Spaldwick as a smaller settlement where the principle of infill proposals within the built framework of the village is accepted. This is also reflected in the Huntingdonshire Local Plan – 2036 under planning Policy LP 10 which states that “sustainable development proposals located within the built-up area of a small settlement will be assessed on individual merit taking into account whether they are in accordance with policies of this Plan”.

7.4 The application under planning ref: 12/01357/FUL made full consideration of the settlement policies as set out above, and

Members are reminded that the principle of the development of this site has been accepted in the approval of the previous scheme under planning ref: 12/01357/FUL, which is a material consideration in this case, albeit that this application has now expired.

7.5 Whilst the principle of the development may be accepted by the settlement planning policies, and the previous application as stated above, the application will still need to be assessed against other policies in the Development Plan.

Design and impact upon the character and appearance of the area and the adjacent Conservation Area:

7.6 The site is located in a residential area on the south eastern side of a cul-de-sac, and at the edge of the designated Conservation Area for Spaldwick. Policy LP31 seeks to preserve and enhance the distinctiveness and character of the districts historic environment. The supporting text to Policy En9 of the Huntingdonshire Local Plan 1995 states that not all land should be built on and states that development that impairs views into and out of the Conservation should not be allowed. This site is located on the edge of the Conservation Area and not viewed as part of the historic character, due to the relatively new development area it sits within. It is acknowledged that the site can be viewed from the Conservation Area, however, it is not considered to harm the views in and out of it. The building has been set back further from the footpath than the corner of No. 19, albeit orientated facing the street. The principle of building on this land, in terms of the appearance and the continued preservation of the historic interest and character of the area, is accepted.

7.7 The application proposes a one and half storey dwelling with flat roof dormer windows. As the site is located in an area where there is a mixture of houses, the design of the new proposed dwelling will sit appropriately within this varied group.

7.8 The scheme has been amended to provide sufficient space to the front of the new dwelling to accommodate a good landscaping scheme to soften the frontage of the new curtilage. The new domestic curtilage will be of a scale consistent with other residential plots in the area. The loss of this open space is not considered to harm the character and setting of the area bearing in mind the opportunities for a good quality landscaping scheme to the front of the building. It is however considered necessary to remove permitted development rights so that any future extensions would require an application (and thereby enable the Local Planning Authority to ensure that this continues to be the case in the future), and also to require approval of the position of boundary treatments and prohibit the erection of boundary treatments forward of the approved boundary treatments in the future.

7.9 The proposal will not cause undue harm to the character and appearance of the immediate setting or the wider views of the site from the Conservation Area. Therefore, the proposal is in compliance with Policies En5, En6, En9, En20, En25, H32 and H33 of the Huntingdonshire Local Plan, Policies LP13 and LP29 of the Local Plan – 2036.

Neighbour amenity:

7.10 The relevant policies in the development plan that seek to safeguard the living conditions of local residents, and the policies advise that development proposals should not give rise to undue overshadowing, i.e. loss of light, loss of privacy or be overbearing in nature. Policy LP15 of the Local Plan – 2036 also considers neighbour amenity, and the text found within the policy expects development proposals to consider the existing and future users of the development.

7.11 The comments received with regard to the development being out of keeping, inappropriate in scale and appearing cramped have been assessed in the preceding paragraphs, as have the issues raised about landscaping.

7.12 The highway related issues have been considered by the County Highways engineer and can be found under the Highways heading below.

7.13 The amenity issues raised from the local residents regarding the loss of views, privacy and the new building being overbearing have been fully considered. In the first instance, the amended scheme broadly reflects the plans as approved.

7.14 The new building will sit approximately 17 metres away from the dwelling opposite with the highway in between. This space is considered sufficient to protect the neighbours from undue harm with regard to the building being overbearing or indeed from overlooking and privacy issues.

7.15 Whilst the loss of outlook is a material consideration, this has been given limited weight in this case due to the existing built form in the area and the separation distance between the dwellings.

7.16 The development of this site is not considered too seriously harm the amenities of the neighbouring properties and therefore accords with Policy H31 of the Huntingdonshire Local Plan 1995, Policy 15 of the Local Plan – 2036.

Highways:

7.17 The County Highways engineer has considered the application. As with the previous application no objection has been raised to the parking and turning layout, as this is a similar arrangement to those that exist in the area. A condition should be imposed to ensure the access is carried out to Cambridgeshire County Highways specification.

Flood issues:

7.18 The site is located in flood zone 3 of the Environment Agencies flood map. Notwithstanding the comments received from Environment Agency it is confirmed that the site lays in the 1 to 1000 year District Council's Strategic Flood Risk Assessment Maps.

7.19 Having considered the Flood Risk Assessment prepared in May 2012 the Environment Agency has not objected to the scheme.

Notwithstanding the above, should planning permission be granted a condition will be attached to the decision notice with regard to finished floor levels of the new dwelling

Archaeology:

7.20 The records held at the County indicate that the site lies in an area of high archaeological potential, situated directly opposite an area of Saxon settlement (Historic Environment Record reference MCB14594). In the mid 1990's two late Saxon/early Norman structures were uncovered consisting of beam slots and enclosures (ECB1536). They are suspected to follow the line of the Bishops Palace dating from c. 12th century. The village was believed to be heavily remodelled during this period.

7.21 Whilst there is no objection to the scheme, a condition will be imposed on the decision notice to ensure a programme of archaeological work has been secured to safeguard record and preserve any archaeological interest at the site.

Conclusion:

7.22 The loss of this open space that sits adjacent to the Conservation Area is not considered to harm the character and appearance of the site or the wider area;

7.23 The new dwelling is not considered to cause undue to harm to the amenities of the neighbouring properties due to the separation distance between the properties;

7.24 The flood related issues can be overcome and controlled by condition;

7.25 No objections are raised from a highway safety perspective.

7.26 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved in this instance.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

* Time limit
* In accordance with plans submitted
* Materials to be submitted
* Finished Floor Levels and in accordance with FRA
* PD removal
* Position type and colour of boundary treatments to be agreed
* Archaeology investigations

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Linda Walker Development Management Officer 01480 388411**

Huntingdonshire DC Public Access

From: David Stowell [redacted]
Sent: 21 December 2015 15:05
To: DevelopmentControl
Subject: Planning Application 15/02039/FUL

Application Number 15/02039/FUL
Proposal: Amended scheme for detached dwelling on land adjacent to 19 Littlecotes Close, Spaldwick. (Previous approved scheme reference is 1201357FUL)
Location: Land at 19 Littlecotes Close, Spaldwick
Observations of Spaldwick Parish Council:

1. The previous scheme 1201357FUL is believed to have been 'withdrawn', not 'approved'.
2. Spaldwick Parish Council notes that the floor area has been reduced in size but the front elevation is more massive due to the change from a hipped roof. Refusal is therefore recommended on the grounds that the proposed dwelling will appear too bulky on this small site.

F D Stowell
Clerk to Spaldwick Parish Council
21 December 2015

Development Management Panel

Scale =1:1,250
Date Created: 20/01/2016

Application Ref: 15/02039/FUL
Location: Spaldwick

Huntingdonshire DISTRICT COUNCIL

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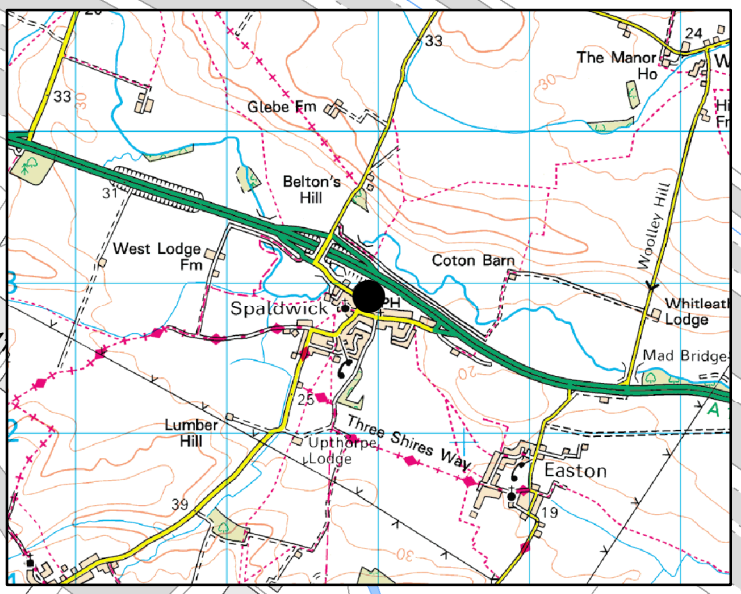
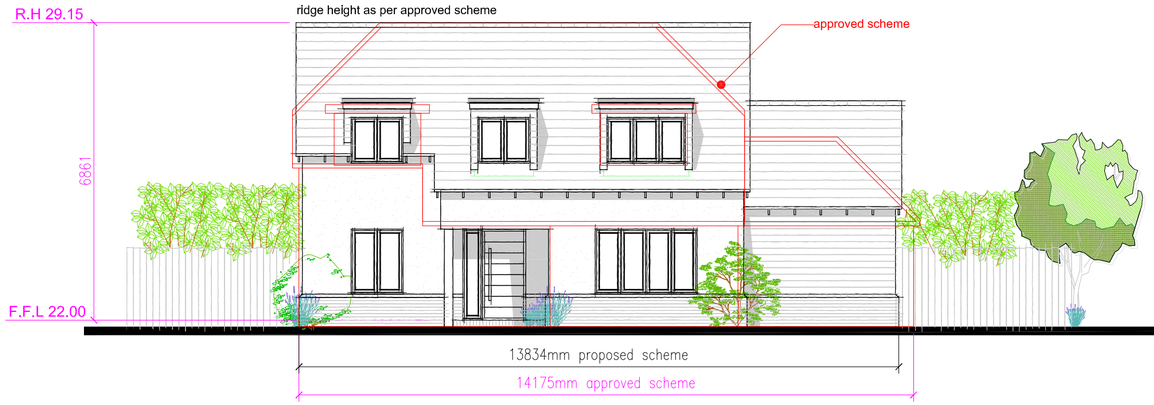
Ordnance Survey HDC 100022322



Depot
LITTLECOTES CLOSE
Track
Pond
Pond
The George
Manor Farm
War Meml
The Green
Lydda
Kings Croft
The Gables
PW

Key

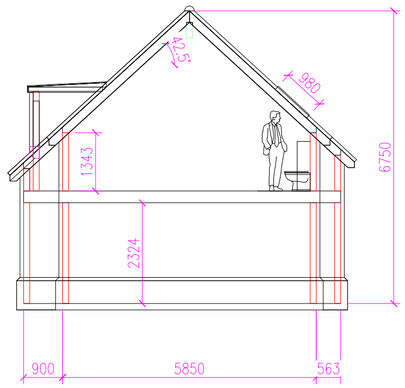
- The Site
- Listed Building
- Conservation Area



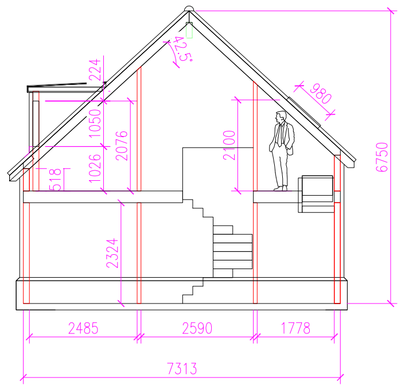
Proposed front elevation

Side elevation

Proposed rear elevation



Section



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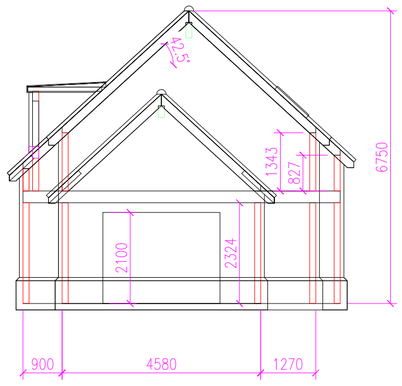

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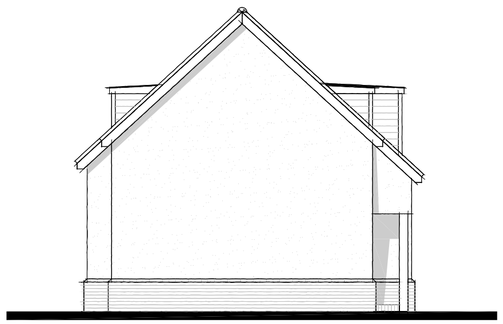
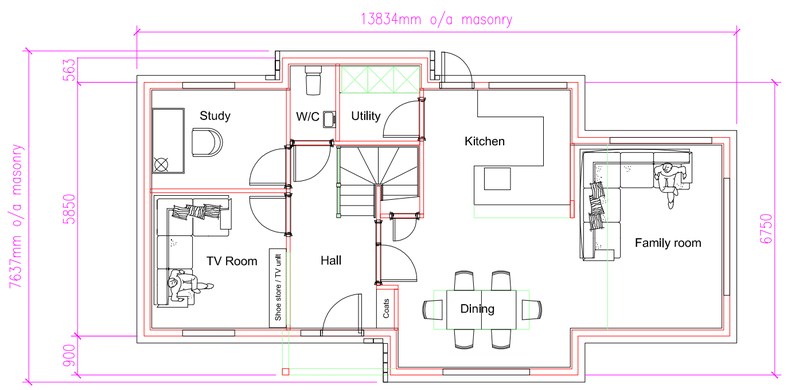


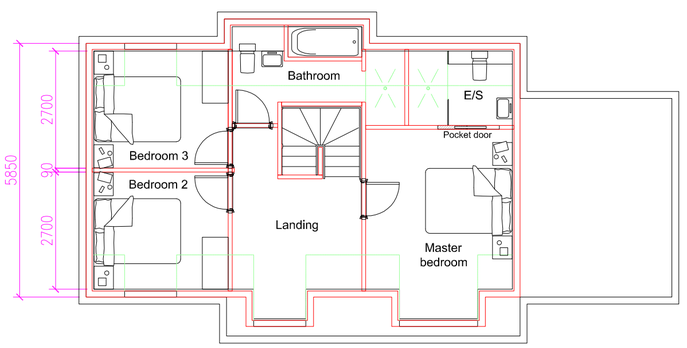
Side elevation



ground floor

external floor area 87m2

approved scheme = 97m2 (10% larger than proposed)

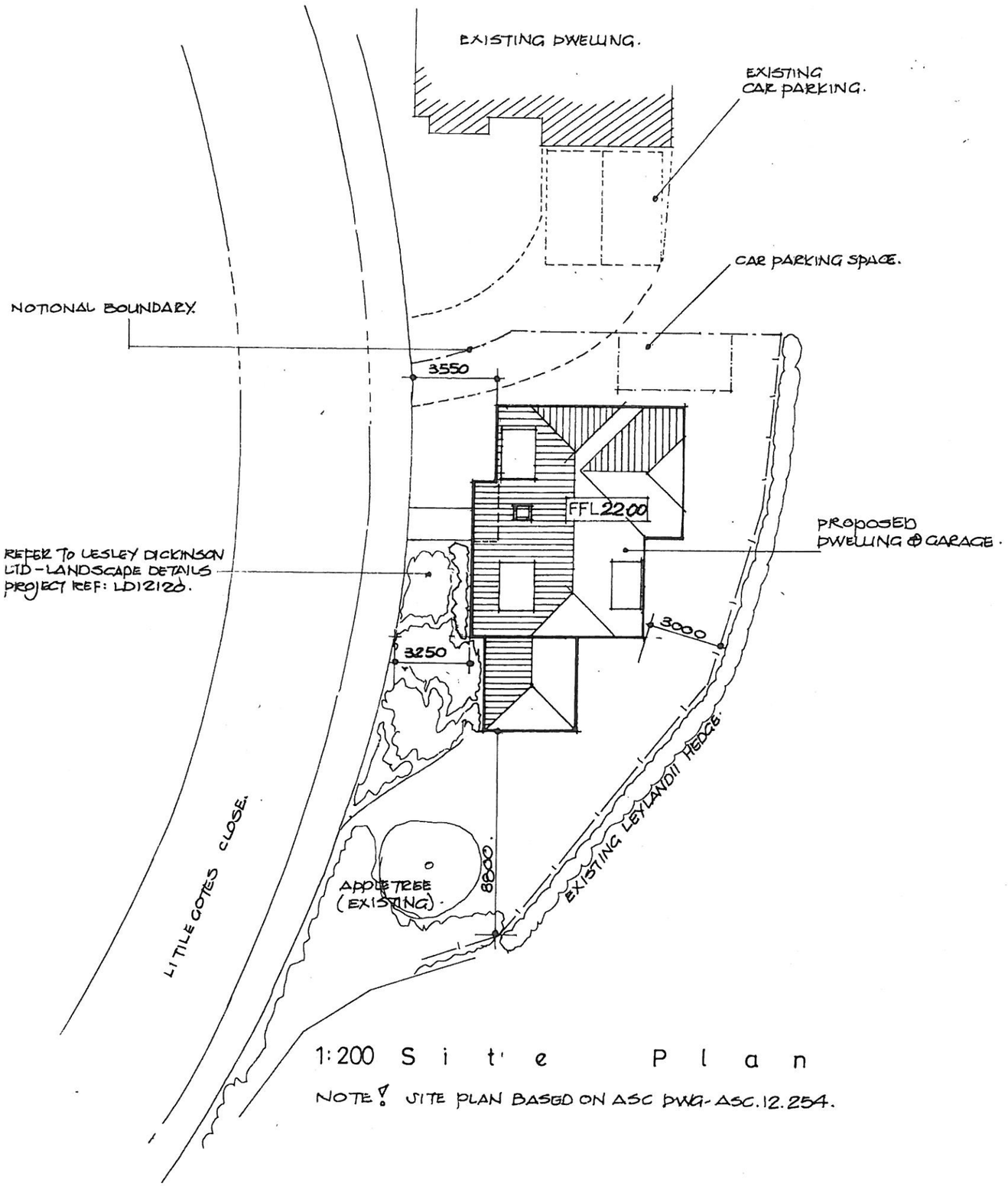


first floor

Plans
Scale 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

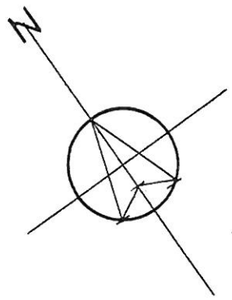
Drawing title:	Plans, elevations and sections
Drawing number:	P01
Scale:	1:100
Paper size	A2
Project name:	Godbold
Project address:	Littlecotes Close, Spaldwick

GREEN PAPERS FOLLOW



1:200 S i t e P l a n

NOTE: SITE PLAN BASED ON ASC DWG - ASC.12.254.



REV. A - 26-10-12. DWG AMENDED FOLLOWING CONSULTATION WITH L.A. PLANNING DEPT.

PROJECT:
PROPOSED DWELLING ON LAND ADJACENT 19 LITTLECOTES CLOSE, SPALDWICK, CAMBS PE28 0UL.

CLIENT
MR M. BUCKLE.

DRAWING TITLE:
SITE / ROOF PLAN

JOB N°:
2485.

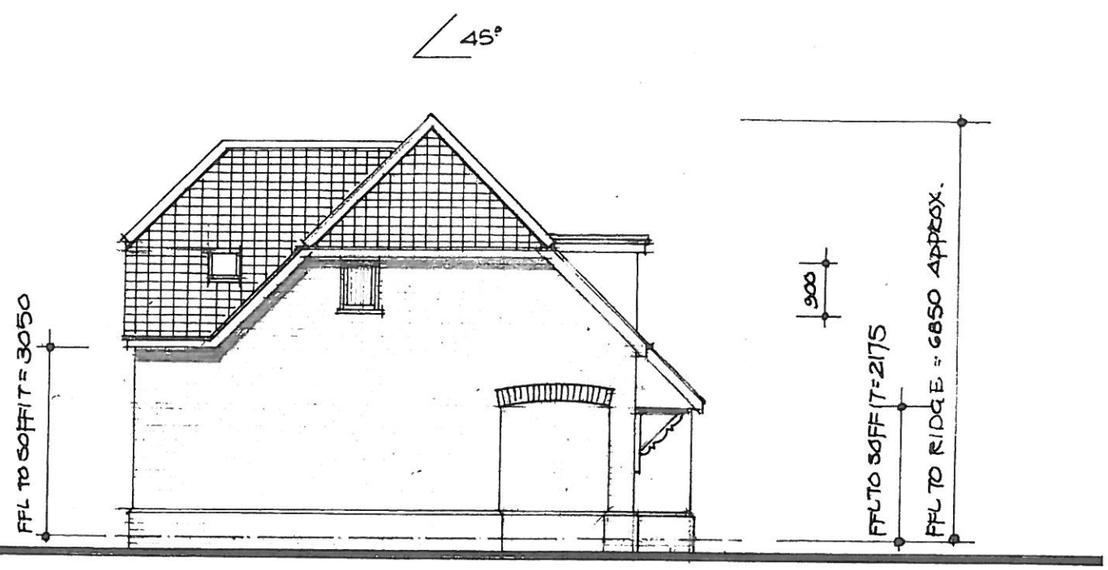
DATE:
AUGUST 2012.

SCALE:
1:200

DRWG N°
WD/2485/16 REV. A

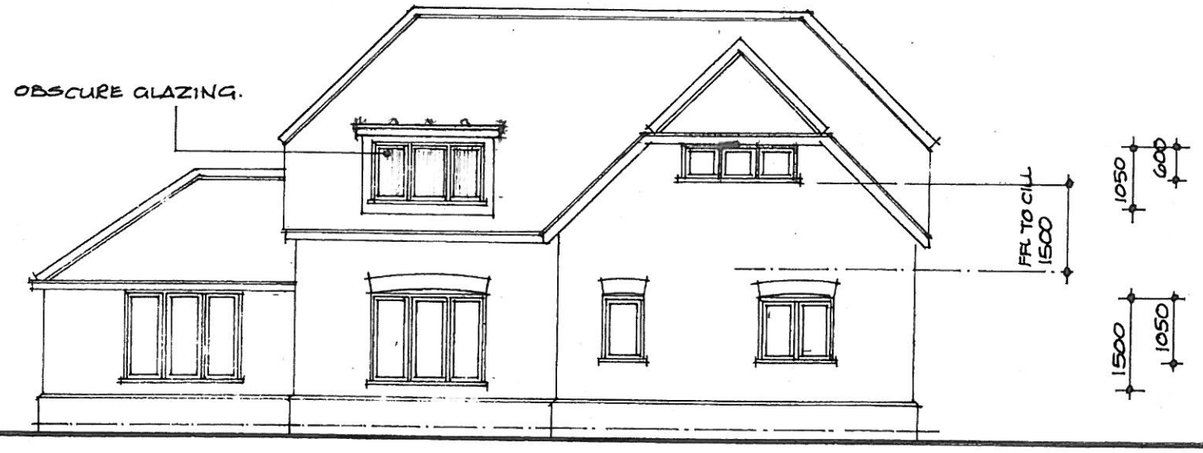
ROSSIN ASSOCIATES
DESIGN & BUILDING CONSULTANTS
OUSE VALLEY HOUSE, STATION ROAD
ST. IVES PE27 5BH
TEL. (01480) 467647 FAX. 301131

Front
WESTERN.

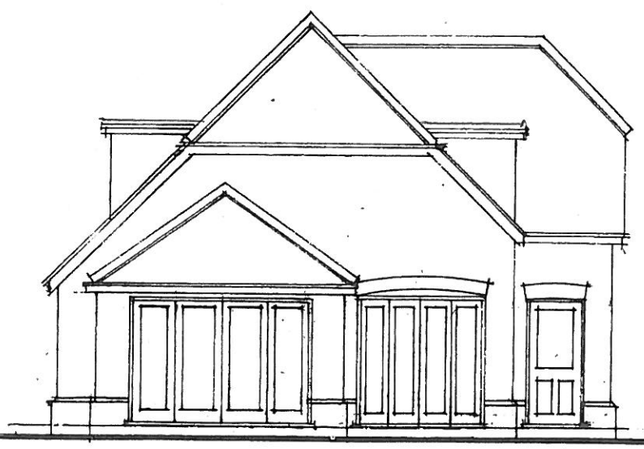


Side
NORTHERN.

176



Rear
EASTERN.



Side
SOUTHERN.

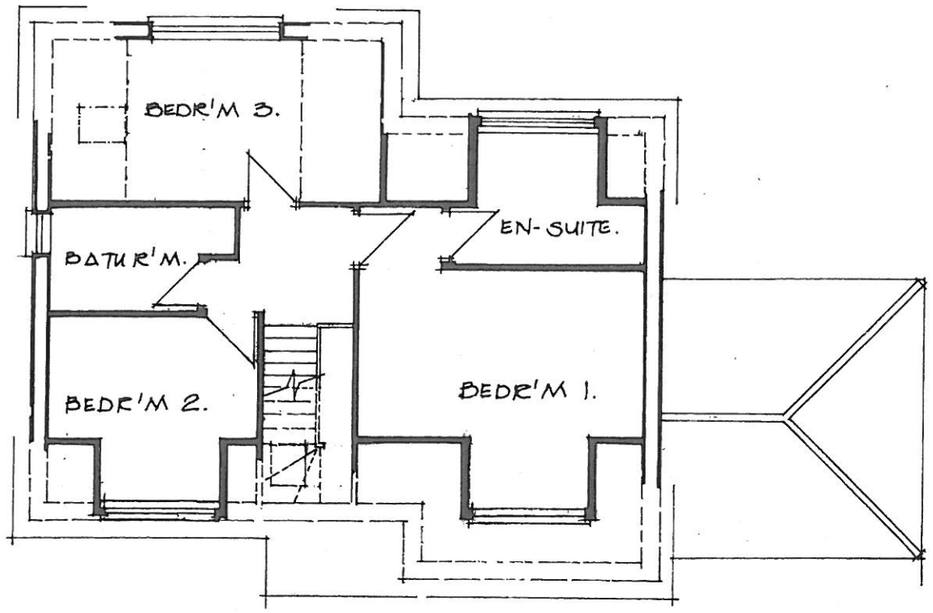
NOTE!
ALL EXTERNAL MATERIALS/ FINISHES TO BE AGREED WITH L.A. PLANNING DEPT.

REV. A - 26-10-12 DWG AMENDED FOLLOWING CONSULTATION WITH L.A. PLANNING DEPT.

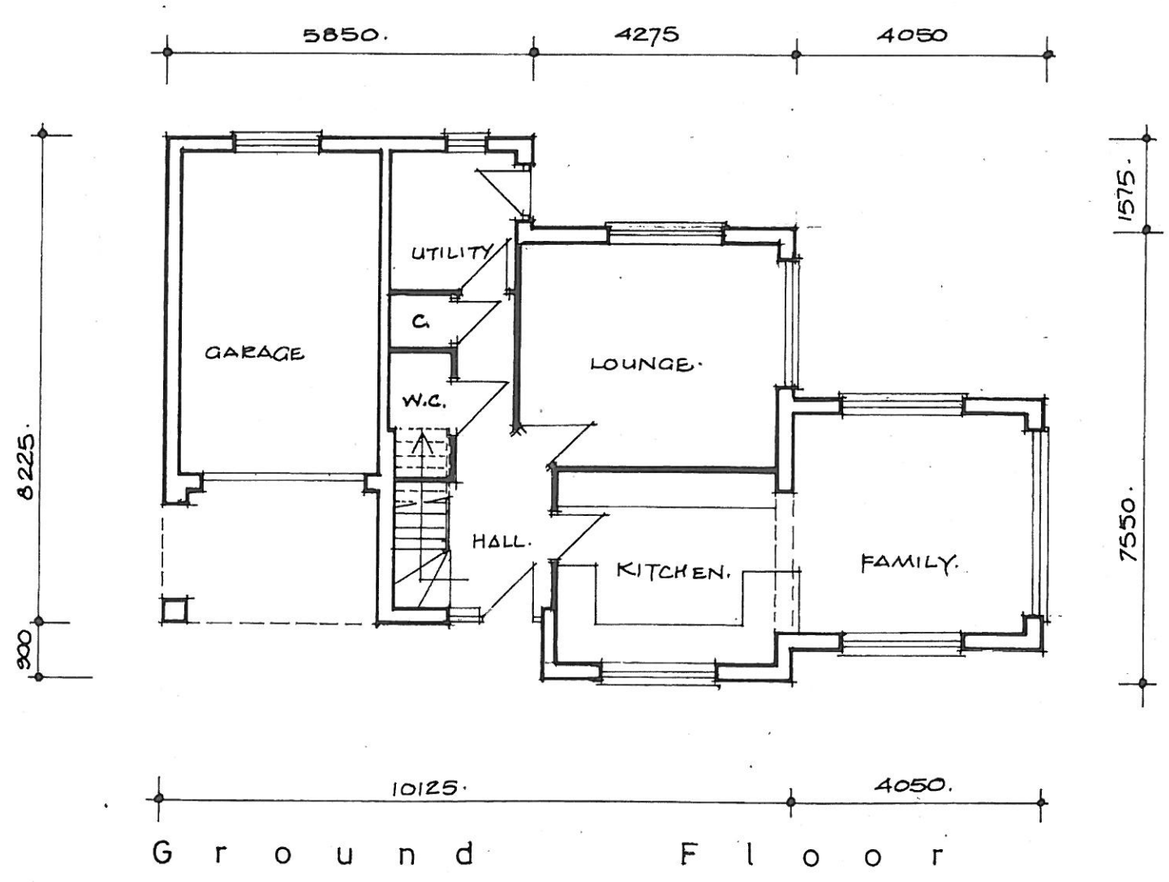
PROJECT:
PROPOSED DWELLING ON LAND ADJACENT 19 LITTLECOTES CLOSE, UPALDWICK, CAMBS PE28 0UL.
CLIENT:
MR M. BUCKLE.
DRAWING TITLE:
ELEVATIONS AS PROPOSED
JOB N°.
2485
DATE
AUGUST 2012.

SCALE:
1:100.
DRAWING N°
WD/ 2485/ 15 REV. A.

ROSSIN ASSOCIATES
DESIGN & BUILDING CONSULTANTS
OUSE VALLEY HOUSE, STATION ROAD
ST. IVES PE27 5BH
TEL. (01480) 467647 FAX. 300131



First Floor



Ground Floor

REV. A.- 26-10-12- DWG AMENDED FOLLOWING CONSULTATION WITH L.A. PLANNING DEPT.

PROJECT:
PROPOSED DWELLING ON LAND ADJACENT 19 LITTLECOTES CLOSE, SPALDWICK, CAMBS PE28 0UL.

CLIENT:
MR M BUCKLE.

DRAWING TITLE:
PLANS AS PROPOSED.

JOB N°
2485

DATE:
OCTOBER 2012.

SCALE:
1:100

DRWG N°
WD/2485/14. REV. A

ROSSIN ASSOCIATES
DESIGN & BUILDING CONSULTANTS
OUSE VALLEY HOUSE, STATION ROAD
ST. IVES PE27 5BH
TEL. (01480) 467[illegible]7 FAX. 301131

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DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: **15/00876/FUL (FULL PLANNING APPLICATION)**

Proposal: **CONSTRUCTION OF AN ADDITIONAL STOREY AND GROUND FLOOR EXTENSION TO EXISTING BUNGALOW TO CREATE 2 NO. TWO BEDROOM FLATS PLUS CONSTRUCTION OF NEW TWO BEDROOM BUNGALOW**

Location: **45 OUSE ROAD ST IVES PE27 3FT**

Applicant: **MR IAN QUEST**

Grid Ref: **531530 273185**

Date of Registration: **01.07.2015**

Parish: **ST IVES**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation for refusal is contrary to the officer's recommendation which is of approval.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application relates to an existing bungalow and land to the north which is currently open space between the site and Marley Way. The area is predominantly residential in character, the dwellings in the locality, and on the southern side of Marley Road are in staggered formation with the road.

1.2 The application seeks permission to build over the existing bungalow to provide a two storey element and for the erection of a new bungalow to the north of this building, into the open green space which fronts Marley Road.

1.3 The new two storey element will provide for No. 2 two bedroom flats. The new bungalow would also have two bedrooms. Open space would be provided to the front, and the rear gardens to serve the ground floor flat and the bungalow would be enclosed by fenced boundary treatments. Notwithstanding the plans submitted there shall be no garden to the first floor flat. The applicant will be submitting an amended plan prior to the panel meeting Provision has been made for secured cycle parking in the enclosed rear gardens. Bin storage would be located to the side of the proposed new bungalow.

1.4 The site is not within the designated conservation area for St Ives and it is not located on land that is liable to flooding.

1.5 The application has been accompanied by a tree survey and a design and access. The details submitted confirm that two trees will be removed to facilitate the development.

1.6 Following negotiations with the planning agent during the life of the application, the garden to the upper flat will be omitted from the scheme and left as open space. In addition the two upper floors windows to serve the flat will be reduced in width. The amended plans indicating these changes will be presented to members prior to the committee meeting on the 16th February 2016.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies. Of particular reference to this proposal are paragraph 17 which set out the core planning principles, section 6 relating to the delivery of high quality homes and section 7 requiring good design.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H31: "Residential privacy and amenity standards"
- H32: "Sub-division of large curtilages"
- En18: "Protection of countryside features"
- En25: "General Design Criteria"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5 - Quality and Density of Development

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS3: "The Settlement Hierarchy"
- CS10: "Contributions to Infrastructure Requirements"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- Policy LP 1: "Strategy and principles for development"
- Policy LP 2: "Contributing to Infrastructure Delivery"
- Policy LP8: 'Development in Spatial Planning Areas'
- Policy LP 13: "Quality of Design"
- Policy LP 15: "Ensuring a High Standard of Amenity"
- Policy LP 18: "Parking Provision"
- Policy LP24: "Housing mix"
- Policy LP29: "Trees, woodland and related features"

3.5 Other relevant documents or material considerations: -

- Huntingdonshire Design Guide (2007) - Parts 2 and 4
- Developer Contributions DPD (2011)

Local policies are viewable at https://www.huntingdonshire.gov.uk

Further information on the role of planning policies in deciding planning applications can also be found at the following website:
http://www.communities.gov.uk Follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

4. PLANNING HISTORY

15/70028/PENQ – Enquiry to development the site

5. CONSULTATIONS

5.1 **St Ives Town Council** recommends REFUSAL as "an additional dwelling would impact upon the mature trees, the site is not within the town centre, lack of parking"

Officer response
The comments from St Ives Town Council have been fully considered. Officers have considered to issues raised in the main body of the report.

6. REPRESENTATIONS

6.1 8 properties were consulted about the application 6 letters of objection have been received. The following issues have been raised
* -On street parking an issue due to existing residents not using their garages and car ports
- Lack of available parking
- Application inaccurate as:
* Parking for the existing bungalow exists in the garage block
* Application states there are no trees at the site
* Site cannot be seen from the public rights of way
* Accuracies in the orientations of the site and proposal on plans
- Cramped form of development
- Loss of privacy

Officer response
The comments received from the local community in relation to the proposed development have been fully considered in the main body of the report.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- The principle of development,
- The impacts upon the character and appearance of the surrounding area
- The impacts upon highway safety.
- The impact upon the established trees
- The impacts upon neighbour amenity

Principle of Development

7.2 The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF aims to deliver a high quality built environment and focus development in sustainable locations, with access to a choice of transport modes.

7.3 Policy CS3 of the Core Strategy identifies St Ives as a 'Market Town' where development schemes of all scales may be appropriate in the built-up area. Emerging Local Plan policy LP8 looks to support housing proposals where they are appropriately located within the built-up area of an identified SPA settlement, however other Local Plan policies seek to resist the subdivision of sites where this will cause harm to the locality.

7.4 The proposal, in principle, is considered to comply with NPPF and therefore policy CS3 of the Core Strategy can be afforded weight as it is an adopted policy that is consistent with the NPPF as it aims to concentrate development in the larger sustainable settlements that offer the best levels of services and facilities; and policies LP1 and LP9 of the Draft Local Plan to 2036 supports sustainable development proposals and this is consistent with the core principles of the NPPF. However limited weight can only be given to these emerging policies as they may be subject to change.

7.5 The site is considered to be within the built-up area of St Ives when having regard to the criteria of adopted policy CS3 and therefore there is in-principle support for residential development of the site; however the policy consideration of whether the site is appropriately located within the built-up area as sought by planning policy follows in the report below.

Character and Appearance of the surrounding area

7.6 Paragraph 17 of the NPPF which states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" is particularly relevant to the determination of this proposal. Paragraph 60 states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements It is, however, proper to seek to promote or reinforce local distinctiveness." Paragraph 131 requires local planning authorities in determining planning applications to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

7.7 The site is located in a residential area where the dwellings when viewed from Marley Road are staggered in formation against the green spaces that front the Marley Road. The application proposes to break into part of this open space adjacent to the road, to create a new bungalow. The existing bungalow would continue the existing two story terrace, and the plot size would be consistent with other residential development in the locality.

7.8 The proposal is considered to be well designed to continue the rhythm and grain of developments that exist. As such the proposal is considered to respond appropriately to the local character of the existing built forms in this part of St Ives.

7.9 The proposal is considered to comply with the NPPF, policies H32, H33, and En25 of the Local Plan 1995; HL5 of the Local Plan Alteration 2002; CS1 of the Core Strategy 2009 are all broadly consistent with the NPPF as they support dwellings in Conservation Areas where the scale, form, materials and design will be sympathetic to the locality; and where they achieve an efficient use of land and respect the local pattern of streets and spaces; and LP1 and LP13 of the Draft Local Plan to 2036 follow a similar vein and are also considered to be broadly consistent with the NPPF. However the policies within the emerging local plan may be subject to change and this considerably limits the weight that can be attributed to this policy.

Residential Amenity

7.10 The development proposed has two elements to consider in terms of impacts upon the existing residential properties. The first is the building over the existing bungalow to create a two storey property and the other is the proposed new bungalow.

7.11 The existing bungalow (No. 45) is located approx. 13 metres from the common boundary with the properties to the North West. The development proposal is to build over the bungalow to create an independent flat. The two windows proposed to be installed in the rear elevation would serve a bedroom and a kitchen/diner/living room. The building is orientated to the south east of the neighbouring properties. It is acknowledged that some additional overlooking into the back part of the rear garden may occur from the additional windows that would be installed, however the views in terms of direct window to window overlooking and any private spaces within the garden of No 34 Cam Close will be oblique due to the orientation of the existing building and its relationship with No 34 Cam Close.

7.12 The proposed new bungalow would be single storey. Standard 2 metre boundary fencing proposed along the rear boundary of the new bungalow will ensure the privacy levels currently enjoyed by No. 34 Cam Close will be maintained.

7.13 As stated above No. 45 Ouse Road sits to the south west of the residential properties most likely to be affected by the development in in Cam Close. It is acknowledged that some natural light may be lost in the rear garden of No 34 Cam Close in the early mornings, however due to the orientation of No. 45 Ouse Road within the street scene and the existing separation distances the harm is not considered to such to refuse the application, as the building will not cause undue over shadowing or will it become over dominant in nature.

7.14 The subdivision of the site may result in additional movements and disturbance, however this is a residential area and it is not considered that this will adversely affect residential amenity of the neighbours.

7.15 The proposed new bungalow would be single storey, therefore amenity issues linked to overshadowing and over bearing impacts are considered to harm the neighbouring residential properties.

7.16 Whilst the comments received from the local community have been fully considered, overall, the proposal will not have a significant impact on neighbour amenities to justify a refusal.

7.17 The application is considered to comply with policies H31 of the Local Plan 1995 and LP15 of the Draft Local Plan to 2036. Whilst both policies are broadly consistent with the NPPF paragraph 17 that requires a good standard of amenity of all existing and future occupants of land and buildings, policy H31 would be afforded great weight as it is an adopted policy and LP15 is an emerging policy.

Highway Safety & parking:

7.18 Policy LP18 – parking provision considers levels of highway safety, the needs of potential users of a development site and the amenity of nearby occupiers. It should be noted that whilst there are not set parking standards within the text of the policy, it does recommend the levels of car parking should be assessed against Cambridgeshire Design Guide 2007. The Design Guide makes reference Market Towns as being mainly Urban/Suburban areas where ideally 1.5 parking spaces would be provided for 2-3 bedroom properties. However the document also suggests that providing there are no highway safety issues appropriate on street parking may be acceptable. Policy LP17 – sustainable travel promotes development which maximise the use of other forms of travel modes.

7.19 The site will be accessed in the same way as the existing situation, directly from Ouse Road, which is an unclassified road. There is one parking space provided for the existing bungalow in the garage block to the rear of the site. This garage would serve the proposed bungalow. There is no parking provision to serve the two new flats. Reference has been made by residents and St Ives Town Council that car parking is already an issue Ouse Road. It is acknowledged that parking congestion in residential areas mostly occurs in the evening and at weekends. However the parking survey carried out on the 7th January 2016 indicates that sufficient on street parking is available during the evening.

7.20 The revised details submitted with the application on the 26th January 2016 confirm enclosed and secure cycle parking provision in the garden areas, which hope to encourage the use of more sustainable travel modes. It should also be noted here that the Town Centre is located 1 mile from the site, where the bus station provides good links to all of the surrounding market towns, and the guided bus link to Cambridge. The details contained in the revised DAS received on the 26th January 2016 also confirm the guided bus route runs close to the site offers a service to Cambridge from 6am until midnight.

7.21 There are no objections to the proposal on highway grounds. The proposal complies with policies LP17 and LP18. These policies are consistent with the NPPF paragraph 32 that requires safe and suitable access to the site for all people, however as these are emerging policies they can only be afforded limited weight.

Trees:

7.22 The site is located close to existing established trees and hedgerow which, whilst not being protected by a Tree Preservation Order (TPO) they contribute to the character of the area.

7.23 The details received on the 10th November 2015 confirm the extent of tree removal at the site to facilitate the proposed development. It has been confirmed that the 4.5 leylandi hedge that fronts the Marley Road will remain, as will the low level planting that exists to the front of 45 Ouse Road. The loss of the Eucalyptus and the willow are not considered to harm the visual appearance of the site from Marley Road or any other of views of the site from the residential areas.

7.24 There is no objection to the loss of the two trees as the retention of the high leylandi hedge ensures the character of the green edge from Marley Road is retained.

7.25 The application therefore meets the aims of Policy En18 of the Local Plan 1995, and Policy LP29 of the Local Plan – 2036.

Other Matters

Refuse Bins:

7.26 Wheeled bins are usually provided for dwellings and a Unilateral Undertaking is used to secure the contribution required to provide these bins in accordance with the Developer Contributions SPD 2011 and CS10 of the Adopted Huntingdonshire Core Strategy 2009 and LP2 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

7.27 The applicant has been reminded of the need to provide this agreement and the Agent has confirmed that one will be submitted. The agreement has however not been received at the time of writing the report. Members will be updated on this prior to, or at the Development Management Panel meeting.

Conclusion

7.28 The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is an appropriate form of development within the built-up area of St Ives;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a detrimental impact upon the amenity of neighbours;
* Would not adversely affect highway safety.
*Would not impact upon the existing trees to be retained

7.29 Therefore, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions and the prior completion of a wheeled bin unilateral undertaking.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

1. Time limit
2. Approved plans
3. Material samples
4. In accordance with tree survey
5. Submission of positon and type of boundary fencing
6. Cycle parking and bin storage to be provided prior to occupation
7. PD removal
8. Upper floor windows to be approved
9. Garden to upper flat to be omitted from the scheme

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Linda Walker Development Management Officer 01480 388411**

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 22 July 2015
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1500717 02.07.2015	Royal Bank of Scotland Mr M Thompson J M Architects 64 Queen Street Edinburgh EH2 RNA	Replacement of 1 no external ATM. A new non-illuminated fascia sign to replace existing. New non-illuminated projecting sign to replace existing 2 The Pavement St Ives	Listed Building Consent	Recommend Approval -Previous comments have been taken into account. The Committee welcomes that its concerns have been listened to.
1500722 02.07.2015	Royal Bank of Scotland Mr M Thompson J M Architects 64 Queen Street Edinburgh EH2 RNA	Replacement of 1 no external ATM. A new non-illuminated fascia sign to replace existing. New non-illuminated projecting sign to replace existing 2 The Pavement St Ives	Full	Recommend Approval -Previous comments have been taken into account. The Committee welcomes that its concerns have been listened to.
1500876 02.07.2015	Mr I Quest Mr C Butcher Delta Architects 1 Batemans Row London EC2A 3HH	Construction of an additional storey and ground floor extension to existing bungalow to create 2 No two bedroom flats plus construction of new two bedroom bungalow 48 Ouse Road St Ives	Full	Recommend Refusal -Impact on existing mature trees and clarification on parking spaces needs to be confirmed. - HDC policy is that out of town developments should allocate one parking space per property
1500897 02.07.2015	Miss J Mejer Mr S Deakin Silver Birches The Thorpe Hemaingford Grey PE28 9DA	Proposed two storey extension to front/side of dwelling joining the existing garage to the dwelling 10 Cambridge Drive St Ives	Full	Recommend Approval Subject to tidying up of the porch profile

Development Management Panel

Scale =1:1,250
Date Created: 21/12/2015

Application Ref: 15/00876/FUL
Location: St Ives

Huntingdonshire DISTRICT COUNCIL

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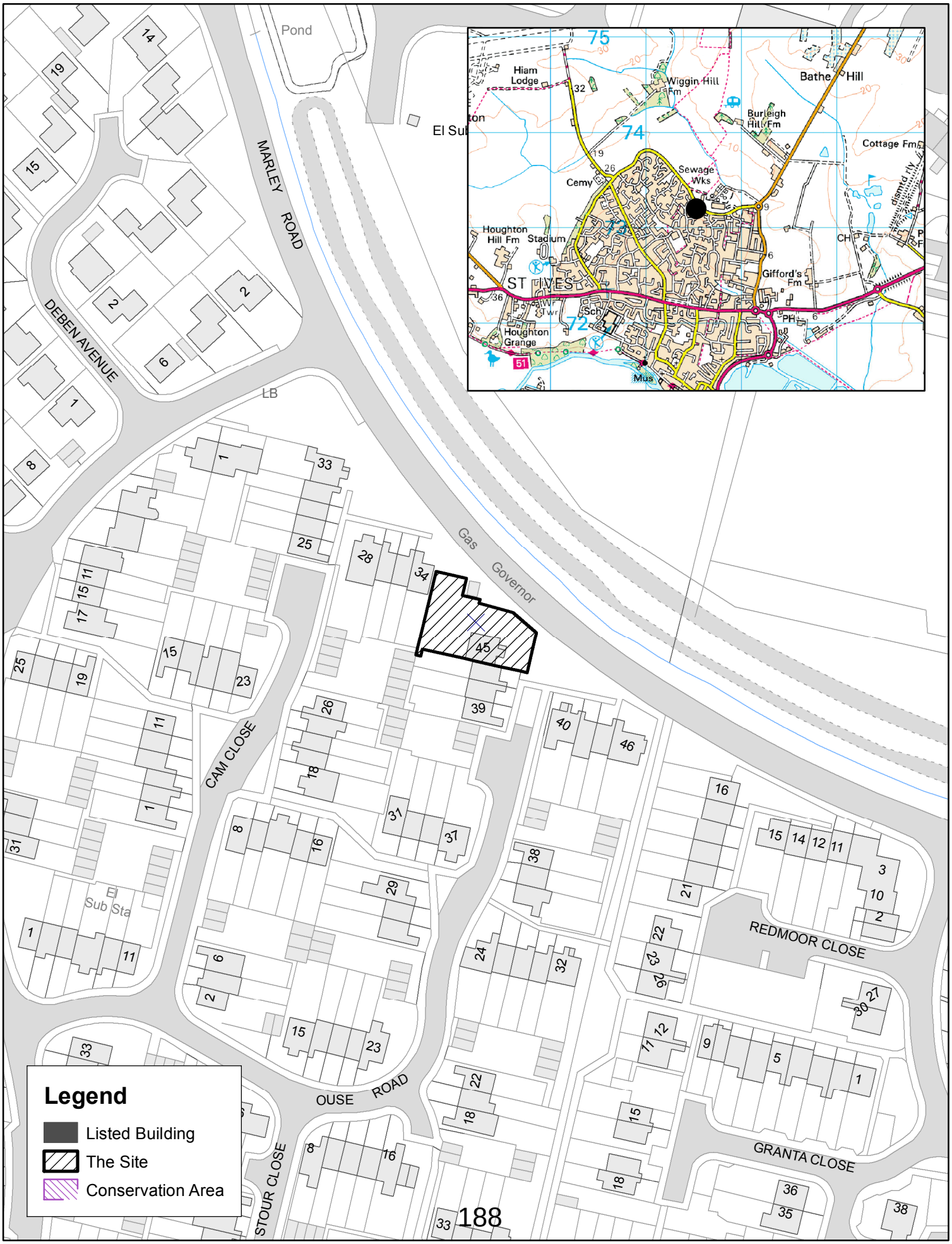
Ordnance Survey HDC 100022322



Wayside
Vivers
Maristowe

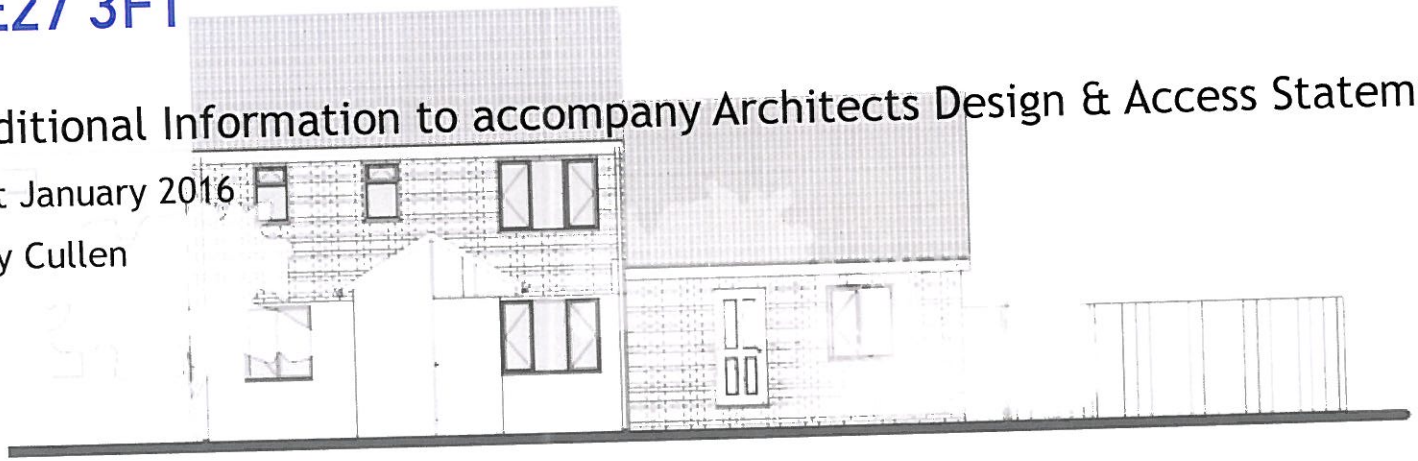
45 Ouse Road,
St Ives,
Cambridgeshire
PE27 3FT

189

Additional Information to accompany Architects Design & Access Statement (Dated May 15)

21st January 2016

Rory Cullen



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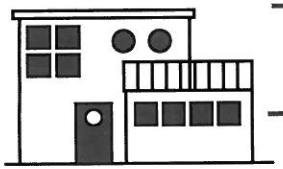


1 - Introduction

Introduction

This document has been written on behalf of the current owner of 45 Ouse Road in response to a number of points raised by the owners of neighbouring properties, the local Town Council, and the District Council Planning Officer assigned to the application.

The purpose of this document is to provide additional, more detailed information, to enhance and expand upon the information contained within the original Architects Design and Access Statement, which it is hoped, will enable the planners to make a more informed and considered decision, whilst also allaying any fears that other local residents may have.

The points raised during the public consultation that we have attempted to address in this document are:

- A lack of car parking for the proposal.
- The negative effect that two new dwellings, with up to 4 extra vehicles, will have on the parking situation in Ouse Road and Cam Close.
- A loss of privacy and overlooking due to the first floor roof terrace.
- No provision for refuse storage or bin collection.

2 - Proposal

Proposal

The proposal is to redevelop the existing 2 bedroomed bungalow, by building directly above it, to create two 2 bedroomed flats, and for the erection of an additional, semi detached 2 bedroomed bungalow within the north section of the existing plot.

Both buildings have been designed to ensure that the ridge heights are no higher than that of the existing terrace or the existing property.

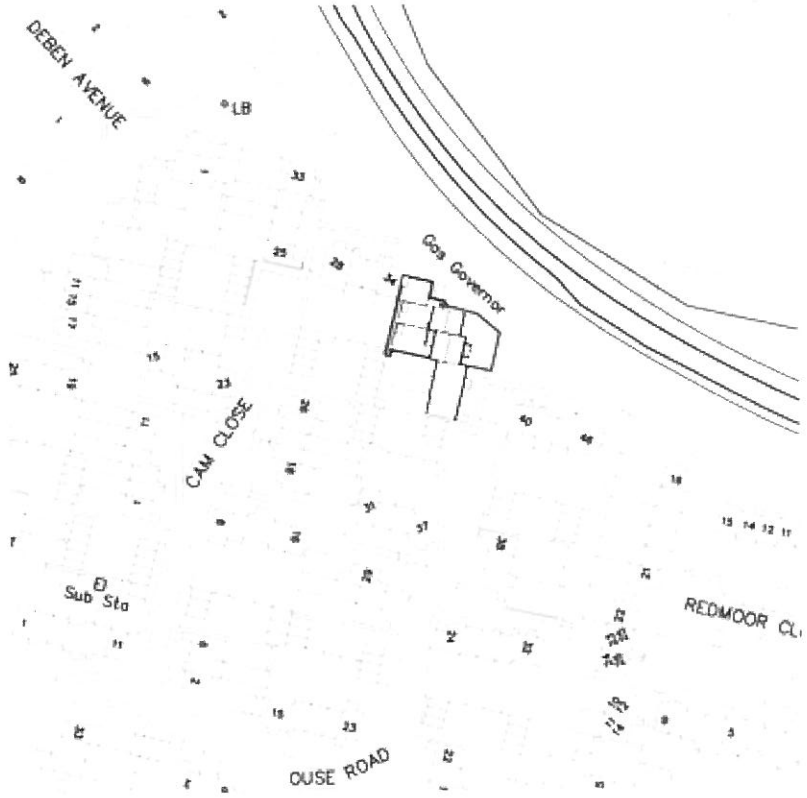
The 5 metre high row of Leylandii which occupies the North and East boundaries at the front of the property is to be retained, which should 'hide' the new proposed bungalow from the surrounding area. This, coupled with the fact that the proposed development is set back from the existing terrace, should ensure that visual impact is minimised, and that the proposed development fits seamlessly into the surrounding area.

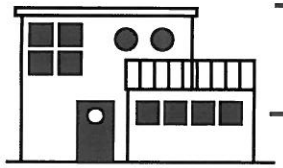
The existing garage will transfer to the new bungalow, and provisions have been made to ensure that each dwelling has its own self contained rear garden with secure bicycle storage, and a secure waste and recycling area has also been provided.

After taking onboard the comments of local residents and the Planning Officer, we have replaced the terrace from the First Floor flat with a single pitched roof and reduced the full height window to ensure that none of the neighbouring properties are overlooked.

Both properties will be constructed with materials which will, visually, provide as close a match to that of the existing building, and surrounding properties as is possible.

Proposed Site Plan





3 - Access

The site will be accessed directly from Ouse Road, in the exact same way that has always been the case for the existing property.

There is a single garage to the rear of the existing property, accessible by motor vehicle through Cam Close. There is currently a gated access from the garage to the rear garden of the existing bungalow.

The existing garage will be reallocated to the newly proposed bungalow, and a shared path along the west boundary of the plot will ensure that each property benefits from dual access to their gardens from the front and rear.

It is noted that concerns have been raised by local residents and the Town Council over increased vehicles and the perceived negative effect that they may have in the area, mainly due to parking and the ability or inability of the street to be able to accommodate such an increase.

Consideration has been given to these concerns, and we understand the fears of the local residents, but we do not agree that the addition of the new dwellings will have a negative impact on the parking situation in Ouse Road for the following reasons:

- Each property in Ouse Road has its own garage and allocated parking space situated directly in front of the garage. It is reasonable to say that if the garages were used for parking, and the spaces in front of them were also utilised, that each household would benefit from two parking spaces, which would considerably lighten the load on the street and reduce the amount of cars parked.

- There are a number of lay-bys, and plenty of room for on road parking in Ouse Road and Cam Close that could be used for any new vehicles to the area to park in. One of the specific reasons that rear garden access has been given to each of the proposed properties is to make Cam Close easily accessible on foot.

- Each of the proposed properties will be provided with its own secure, external bicycle storage shed.

- The Guided Bus which links Cambridge, St Ives, Huntingdon and Peterborough is routed to directly pass by the existing property via Marley Road.

- It is not unreasonable to speculate that some or all of the prospective occupiers of the new development may not own cars and may commute to work via either of the modes of transport shown above or other means.

Guided Bus Route

This diagram shows how the Guided Bus Route (shown in Orange) passes directly by the existing property via Marley Road.

There are 4 routes which link Cambridge, St Ives, Huntingdon and Peterborough.

The Buses start on Marley Road at 06:00 and run up to and beyond midnight on a daily basis.

4 - Parking Survey

With the concerns raised by local residents and the Town Council over on street parking, we conducted a survey to see what the parking conditions were actually like on a normal midweek evening.

It is our belief that the allocated parking in Ouse Road and Cam Close is not being fully utilised. This is referenced in the Public comments section of the application by Mr Martin Ambler in his comment dated 02 August 2015:

"There is a lot of on-street parking along the whole length of Ouse Road. People do not seem to make use of their garages which are sited in enclosed garage courts."

The findings of our survey did indeed confirm that many of the allocated parking spaces were not being utilised.

Out of 53 garages, only 12 had vehicles parked in front of them and there were 21 vehicles parked on the road, nine in Ouse Road, and twelve in Cam Close, with a single car parked on a driveway converted from a garden.

All surveyed vehicles are shown opposite as green blocks.

Whilst it is fair to say that we had no way of knowing if cars were parked inside of the garages, to have 4/5 of the spaces not filled, and plenty of space for on street parking available, indicates that the situation of parking may not be quite as bad as is suggested in the public comments.

The survey was completed at 18:30 on Thursday 7th January 2016.

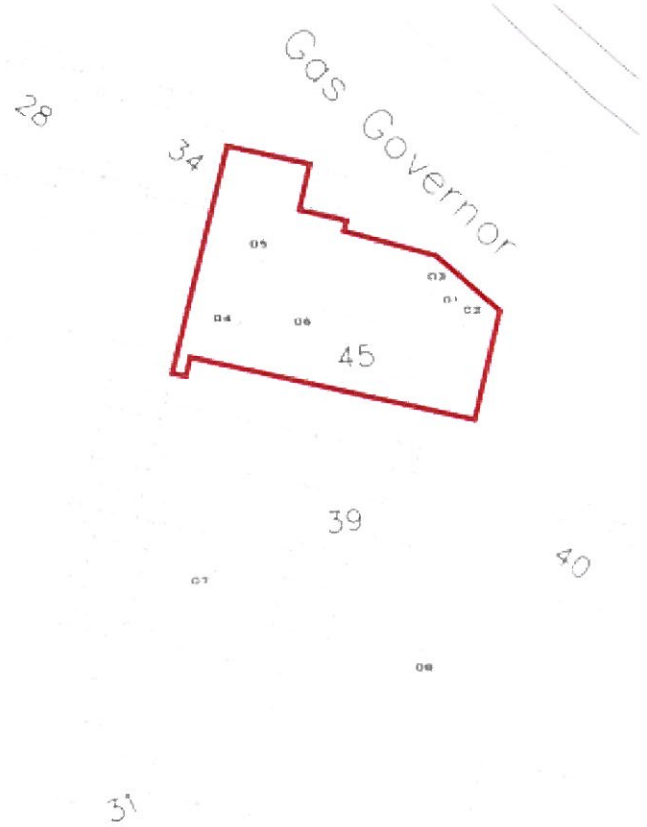
Photographs are on a separate document.

5 - Photographs

It is recognised that the 'Site Photos' document which was supplied by the Architect as part of the original application contained some errors.

For the avoidance of doubt, the photos have been retaken and are shown on the next following pages numbered 01 - 08.

The numbers on the diagram opposite correspond with each of the new photos and show the direction to which each picture has been taken.



01 Front of existing house looking west

02 Existing house to the right, 39 - 43 Ouse Road centre/left

03 Side of existing house looking south

04 Rear of existing house looking east

05 Rear of existing house looking south east with 39 - 43 Ouse Road adjacent

06 Rear garden looking north west

07 Rear of 39-43 Ouse Road looking north from south of garage courtyard

08 Front of 39-43 Ouse road from hammerhead looking north

34

A101
1

Site

Willow

45

201

A104 1 39

1 A103

Marley Road

Eucalyptus

1
A102

Ouse Road

Silver Birch

Leylandii

N

1 Existing Site Plan

SCALE: 1 : 200

0 5 10 m

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Rev	Reason for Issue	Date	Ini
A	Initial Release	24.11.16	MJ
B	Boundary Conditions added. Proposed and existing wall draftsing style updated. Planning officer comments actioned. Balcony removed. Facia and guttering updated.	13.01.16	MJ

Key Plan

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Portsmouth, Hampshire, PO2 0NP

Consultant

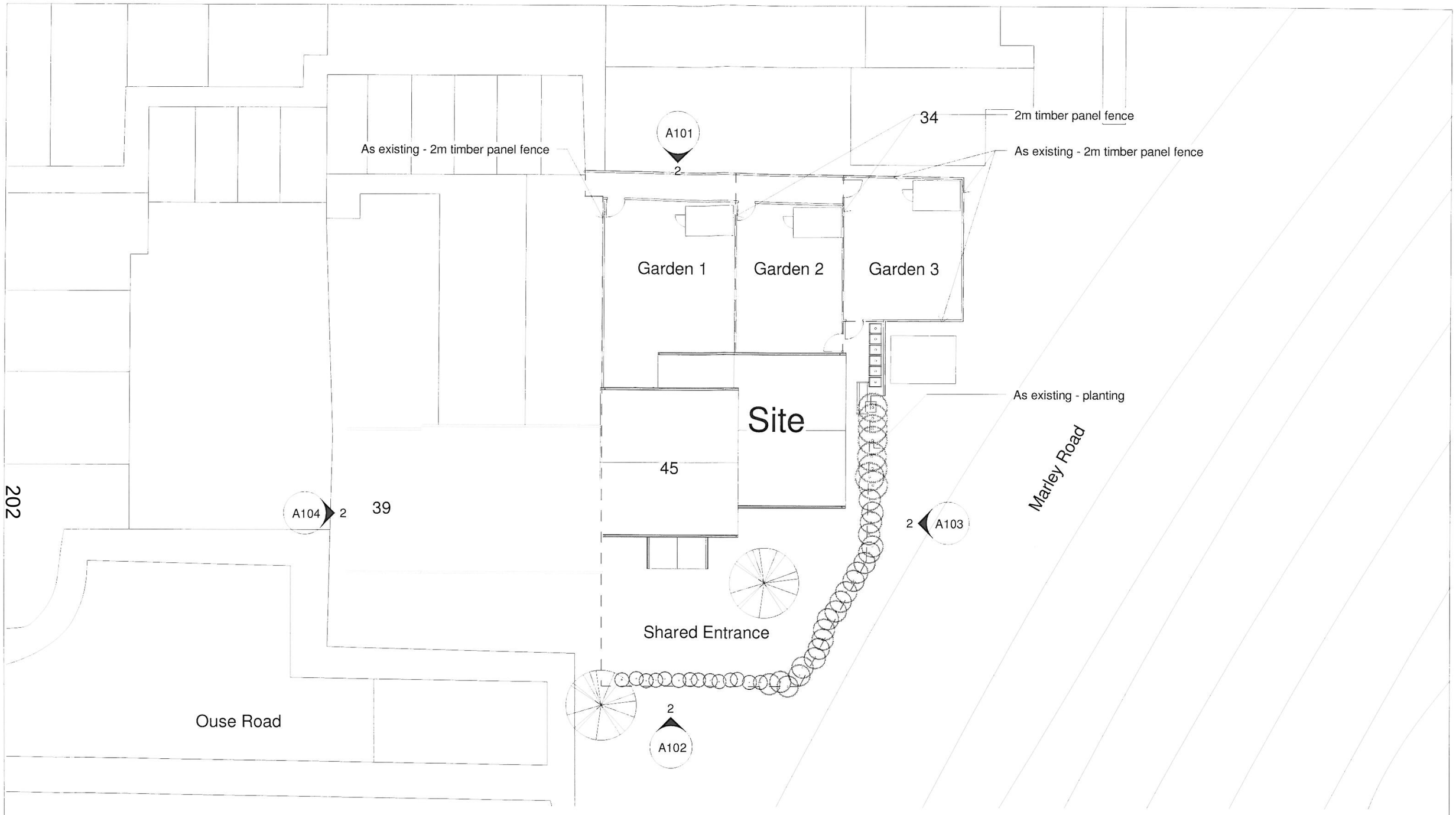
Project
45 Ouse Road

Project Address
45 Ouse Road, Silver, PE22 3FT

Drawing Title
Existing Site Plan & Tree Survey

Status
FOR INFORMATION

Scale	Paper
1 : 200	A3
Drawing No	Revision
MJD001-A-A105	PB



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Rev	Reason for issue	Date	Ini.
A	Boundary Conditions added. Pressure and existing wall draftsing style updated. Planning officer comments actioned. Balcony removed. Fascia and guttering updated.	11.01.16	MJ
B	Recycling area added. Cycle Storage added. Understair storage added.	23.01.16	MJ
C	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area.	27.01.16	MJ

Key Plan

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Project
45 Ouse Road
Project Address
45 Ouse Road, St Ives, PE27 3FT
Drawing Title
Boundary Conditions
Status
FOR PLANNING
Scale
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Paper
A3
Drawing No
MJD001-A-A111
Revision
PC

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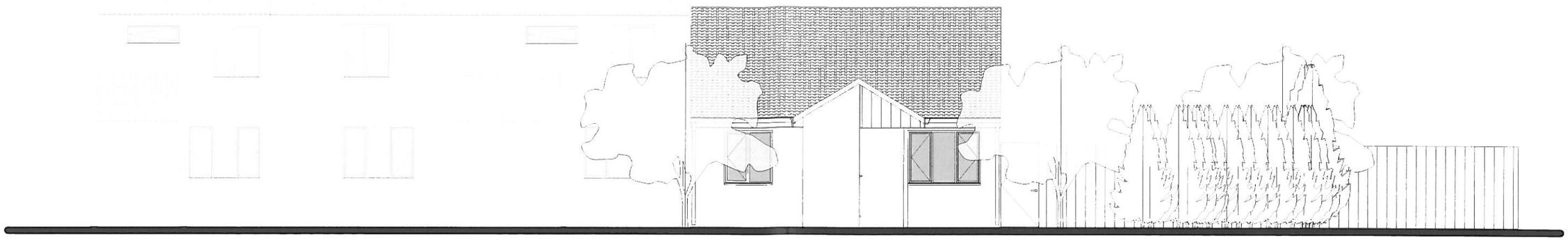

1 Existing Elevation - South

SCALE: 1 : 100

0 1 2 3 4 5 m

2 Proposed Elevation - South

SCALE: 1 : 100

0 1 2 3 4 5 m

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Rev	Reason for Issue	Date	Dtn
A	Initial Release	24.12.15	MJ
B	Boundary Conditions added. Proposed and existing wall grafting style updated. Planning officer comments actioned. Balcony removed. Facia and guttering updated.	21.01.16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	21.01.16	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area.	27.01.16	MJ

Key Plan

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Project
45 Ouse Road
Project Address
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Drawing Title
Planning Elevation - South

Status
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Scale	Paper
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Drawing No	Revision
MJD001-A-A102	PD

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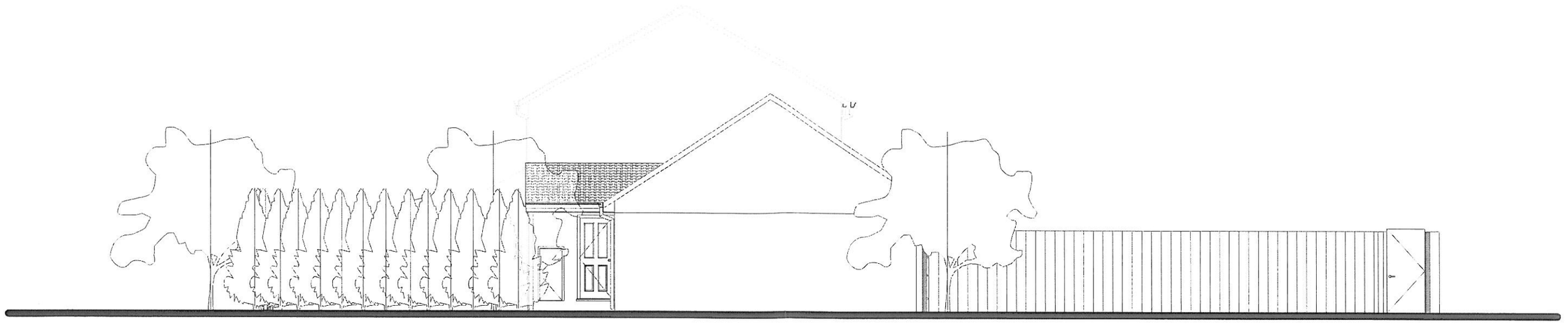

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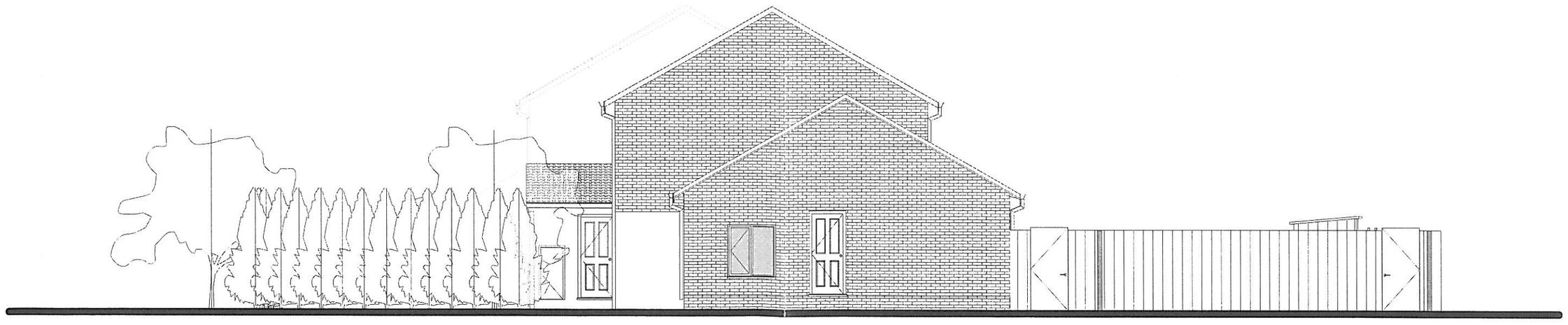

2 Proposed Elevation - East

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Rev.	Reason for Issue	Date	Int.
A	Initial Release	24.12.15	MJ
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned. Balcony removed. Facia and guttering updated.	11.01.16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	21.01.16	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area.	27.01.16	MJ

Key Plan

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Project	45 Ouse Road
Project Address	45 Ouse Road, St Ives, PE27 5ET
Drawing Title	Planning Elevation - East
Status	FOR PLANNING
Scale	1 : 100
Paper	A3
Drawing No	MJD001-A-A103
Revision	PD

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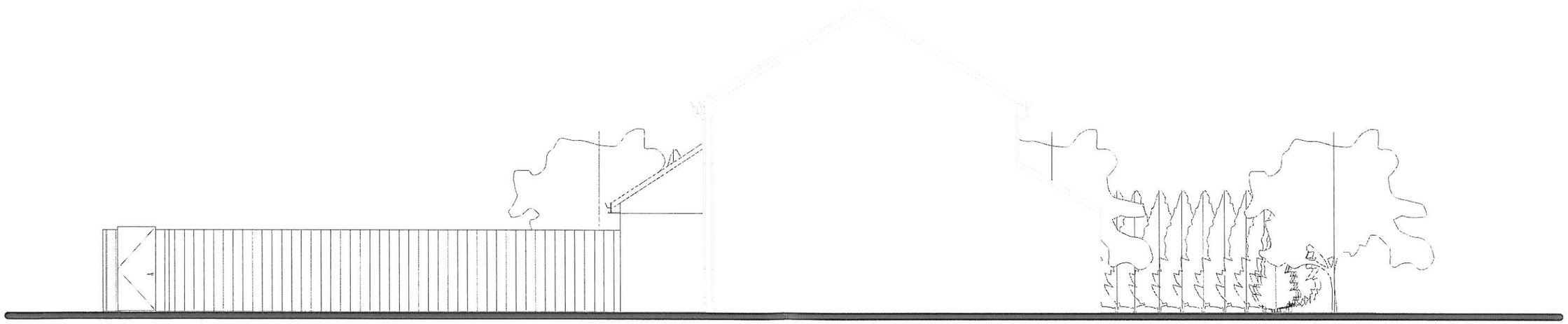

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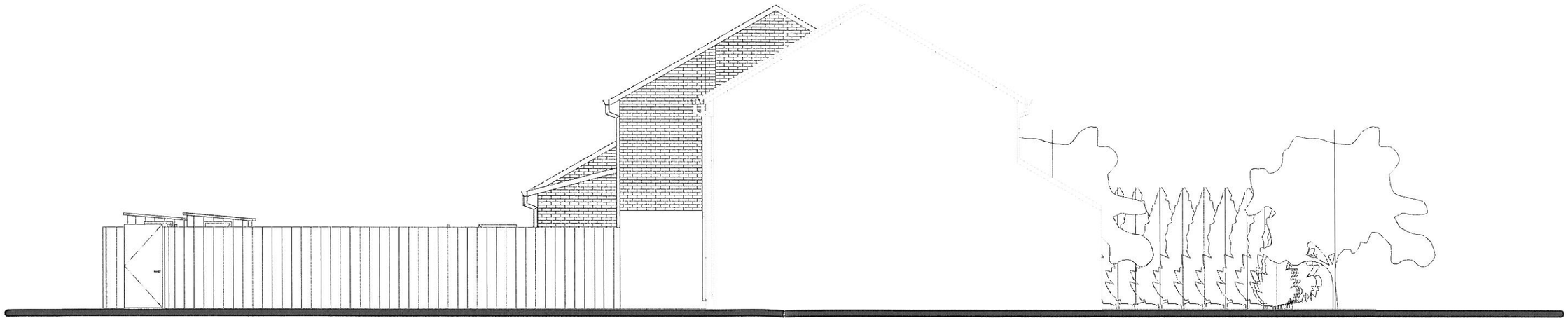

2 Proposed Elevation - West

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Rev	Reason for Issue	Date	By
A	Initial Release	24-11-25	MJ
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned. Balcony removed. Fascia and guttering updated	11-01-26	MJ
C	Recycling area added. Cycle Storage added. Understair storage added	22-01-26	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area.	27-01-26	MJ

Key Plan

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Project
45 Ouse Road

Project Address
45 Ouse Road, St Ives, PE27 3FT

Drawing Title
Planning Elevation - West

Status
FOR PLANNING

Scale	Paper
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Drawing No	Revision
MJD001-A-A104	PD

1 Existing Elevation - North

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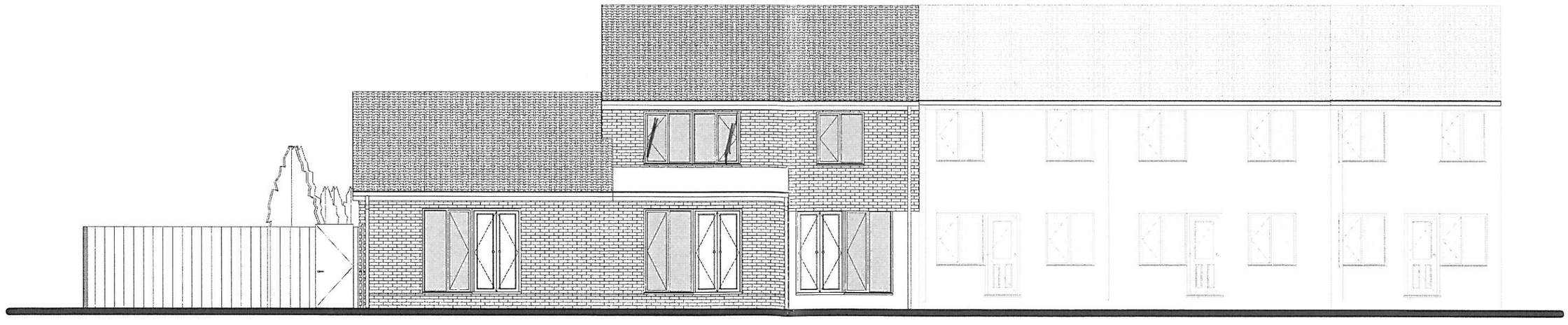

2 Proposed Elevation - North

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Project
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Project Address
45 Ouse Road, Selsey, PE27 3ET

Drawing Title
Planning Elevations - North

Status
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Scale: 1 : 100
Paper: A3

Drawing No: MJD001-A-A101
Revision: PD

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Kitchen and Living
24 m²

Bed 1
12 m²

Flat 1

Bath Room
5 m²

Circulation
3 m²

Bed 2
10 m²

43 Ouse Road

Low level door to understair storage

UP

1
A110

Circulation
5 m²

Bath Room
4 m²

Kitchen and Living
23 m²

Flat 2

Bed 1
8 m²

Bed 2
7 m²

207

1 L0 - Proposed Ground Floor Level
SCALE: 1 : 50

0 0.5 1 2 m

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D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area	27-01-16	MJ
C	Recycling area added. Cycle Storage added. Undercar storage added	21-01-16	MJ
B	Boundary Conditions added. Proposed and existing wall grafting style updated. Planning officer comments actioned. Balcony removed. Fascia and guttering updated	11-01-16	MJ
A	Initial Release	24.11.15	MJ
Rev	Reason for Issue	Date	Iss

Key Plan

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Consultant

Project
45 Ouse Road

Project Address
45 Ouse Road, Selsey, PO27 3FT

Drawing Title
Proposed Ground Floor Plan

Status
FOR PLANNING

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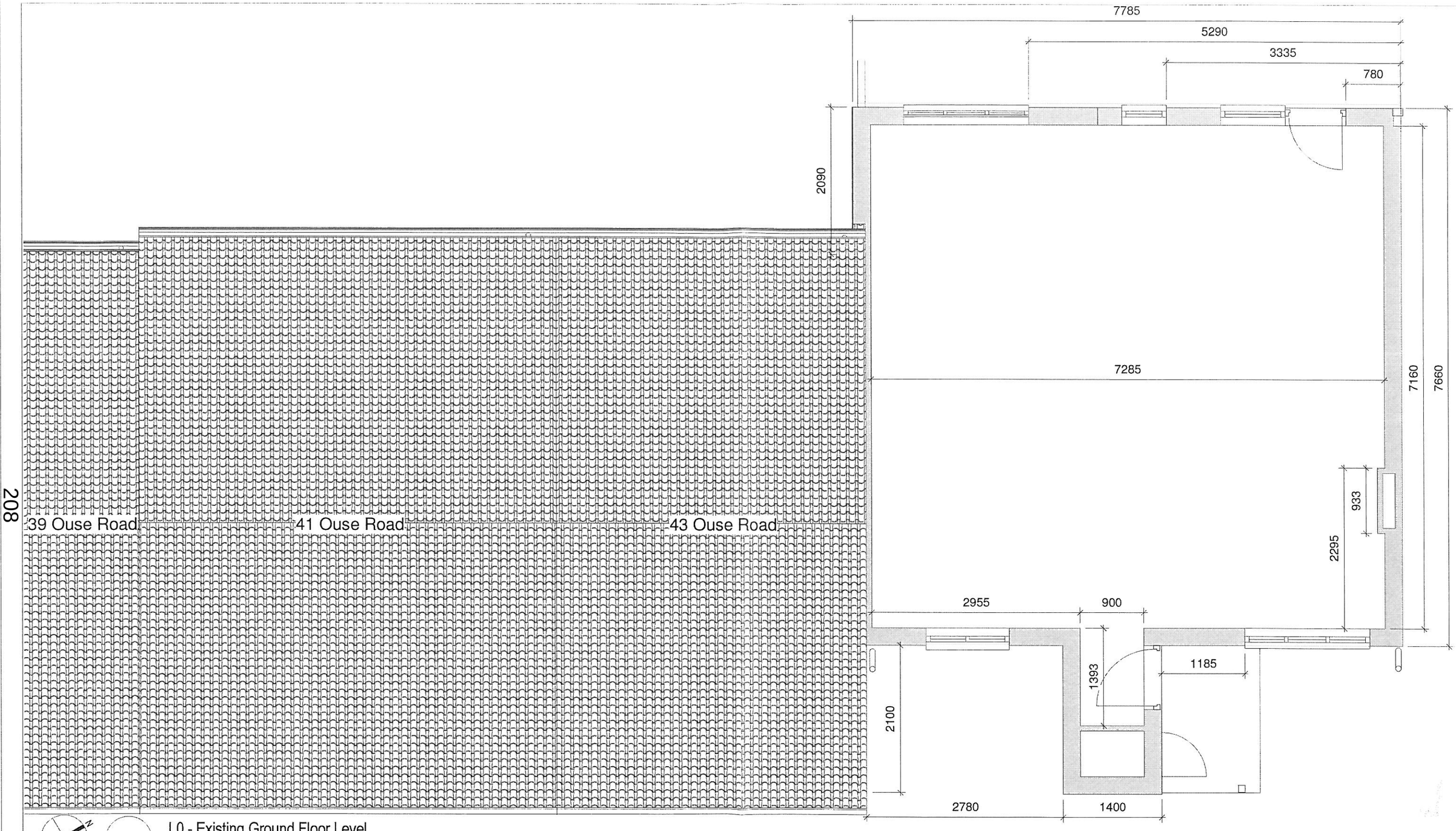
1 : 50	A3
Drawing No	Revision
MJD001-A-A108	PD



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Key Plan

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Consultant

Project	45 Ouse Road
Project Address	45 Ouse Road, St Ives, PE27 3ET
Drawing Title	Floor Plan - Existing
Status	FOR INFORMATION
Scale	1 : 50
Paper	A3
Drawing No.	MJD001-A-A100
Revision	PB

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Bed 1
12 m²

Kitchen and Living
19 m²

Flat 3

Bath Room
5 m²

Circulation

Storage

Bed 2
7 m²

209

1 L1 - Proposed 1st Flr Level
SCALE: 1 : 50
0 0.5 1 2 m

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D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area	27-01-16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added	21-01-16	MJ
B	Boundary Conditions added. Proposed and existing wall / railing style updated. Planning officer comments actioned - Balcony removed. Fascia and guttering updated	11-01-16	MJ
A	Initial Release	24-11-15	MJ
Rev	Reason for Issue	Date	By

Key Plan

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Portsmouth, Hampshire, PO2 0NP

Consultant

Project
45 Ouse Road
Project Address
45 Ouse Road, St Ives, PE27 3FT
Drawing Title
Proposed First Floor Plan
Status
FOR PLANNING
Scale: 1 : 50
Paper: A3
Drawing No: MJD001-A-A109
Revision: PD

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HUNTINGDONSHIRE DISTRICT COUNCIL

DEVELOPMENT MANAGEMENT PANEL 15 FEBRUARY 2016

Case No: 1401887OUT (OUTLINE APPLICATION)

Proposal: RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS

Location: LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE WARBOYS

Applicant: MR AND MRS J STOKES Grid

Ref: 531045 279881

Date of Registration: 14.11.2014

Parish: WARBOYS

RECOMMENDATION - The Panel delegates authority to the Head of Development to secure two elements (a future road connection point and a travel plan) by planning conditions rather than s106.

1.1 Members are reminded that at their September 2015 Development Management Panel Meeting they resolved, subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins, green travel plans and conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report, to approve the outline application as referenced in the heading of this report.

1.2 In the officer panel report and the Friday letter, Members were advised that the proposed development should not prejudice the redevelopment of the adjoining site (Land at Fenton Fields Farm Bencroft Lane)- a site which is also allocated for residential development. At the time, Members were advised that the S106 will ensure that a future road link is provided to ensure that the Fentons Field site is linked with the site the subject of this report.

1.3 It is an established principle of planning law that a Section 106 should only be used where an obligation cannot instead be secured by condition. Therefore the applicant has since requested that both the travel plan and the requirement to provide access to the adjoining site be removed from the S106 and secured by two planning conditions. The County Council have advised that they do not require the travel plan to be part of the Section 106.

1.4 Officer are satisfied that the two elements can be secured by the two following planning conditions, and that the conditions will meet the 6 tests outlined in Paragraph 203 of the National Planning Policy Framework namely that it is, necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

2. Suggested Conditions:

2.1 Condition
No development shall commence until (i) a plan showing the extent of the road network within the site which is to be adopted by the local highway authority and (ii) a scheme for the construction and long term management of any development roads which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority. The scheme shall include:

a. details, including the exact location of a future road connection point to link the site with the Fentons Field Farm site to the east;
b. details of all road and footway cross-sections showing their construction;
c. details of lighting;
d. the provision to be made for access to these roads by local authority refuse collection vehicles.

The approved road network shall be completed in strict accordance with a timetable to be submitted to, and agreed in writing by the Local Planning Authority.

Reason
To ensure that the future development potential of the allocated site the east is not compromised by the development hereby approved, in the interests of residential amenity and highway safety.

2.2 Condition
Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a 'New Residents Travel Pack'. The contents of this shall be submitted to and approved in advance by the District Council as local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers.

Reason
To promote sustainable transport

8. RECOMMENDATION - The Panel delegates authority to the Head of Development to secure two elements (a future road connection point and a travel plan) by planning conditions rather than s106.

CONTACT OFFICER:
Enquiries about this report to **Mr Andrew Cundy Team Leader North Area 01480 388370**

Development Management Panel

Scale =1:2,500
Date Created: 01/02/2016

Application Ref: 14/01887/OUT
Location: Warboys

Huntingdonshire DISTRICT COUNCIL

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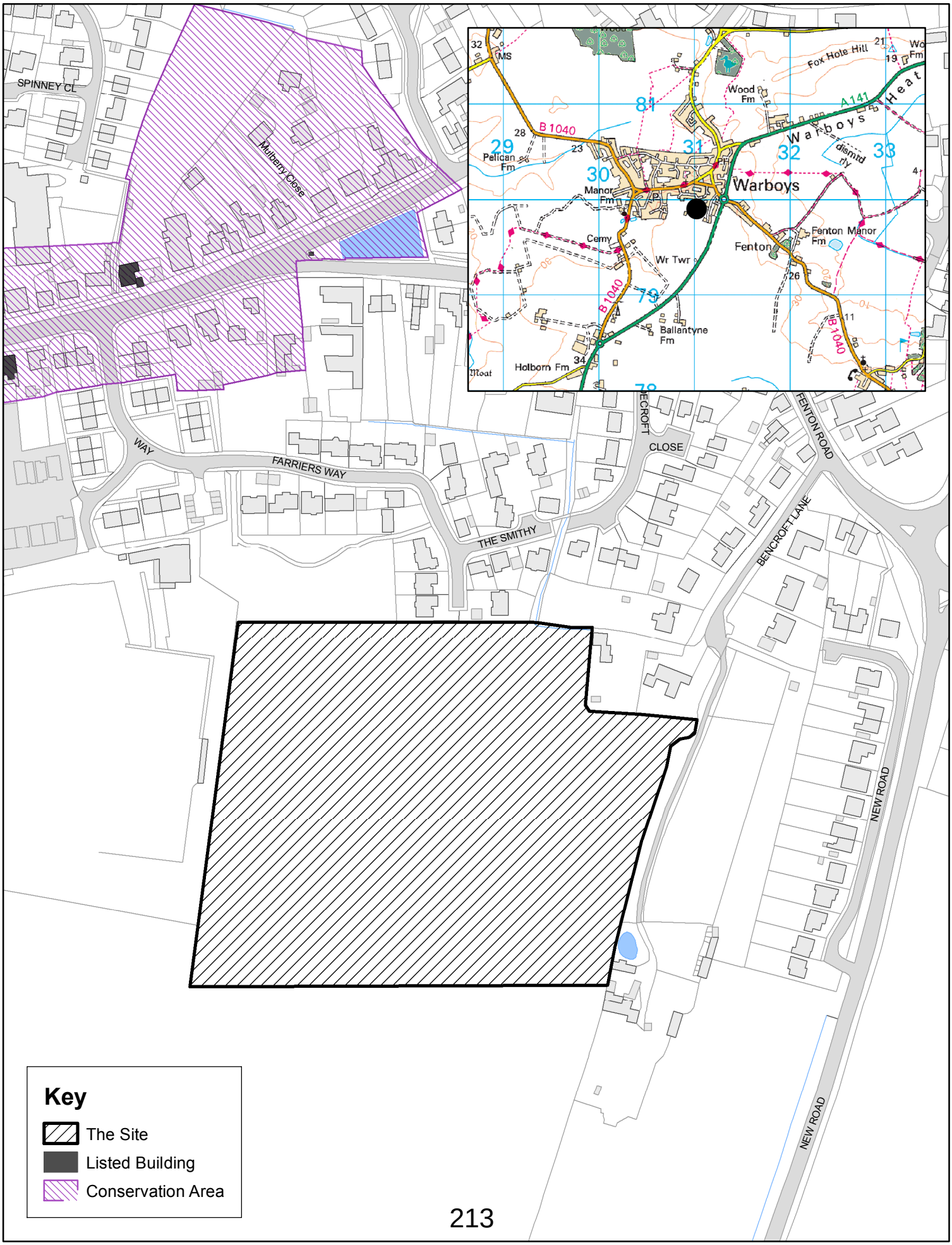

GREEN PAPERS FOLLOW

Case No: **1401887OUT (OUTLINE APPLICATION)**

Proposal: **RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS**

Location: **LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE**

Applicant: **MR AND MRS J STOKES**

Grid Ref: **531045 279881**

Date of Registration: **14.11.2014**

Parish: **WARBOYS**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The site measures 3.65 ha and is located to the south of Farriers Way. The site is within 700 metres of the village centre which is a key service centre, and a range of service and facilities are available here including: local shops; health facilities indoor and outdoor sports facilities and a primary school. There are also a series of Local employment opportunities within the key service centre.

1.2 The site is currently used for agricultural purposes. The land is entirely in arable cultivation use. The site is free from buildings or other structures. The site is broadly level across its entirety. The land slopes upwards approximately 1.5 metres from north to south, and approximately 0.4 metres from west to east

1.3 The site is rectangular with an extended smaller section to the eastern edge. The site lies immediately to the south of the Warboys built-up framework. The access point into the site, currently demarcated by a closed boarded fence (Farriers Way) and several residential plots, defines the northern boundary. The eastern boundary is defined by a field drain and significant hedgerow interspersed by mature trees. Similarly the western boundary is defined by a small drain and hedgerow with a handful of trees towards the southern end of the boundary. Beyond the western boundary lies Warboys sports club. The southern boundary is entirely open and undefined.

1.4 Access to the site is achieved from Farriers Way to the north. Existing bus stops are located on High Street and Mill Green.

1.5 The Environmental Agency's Indicative Flood Risk Map shows the site lies within Flood Zone 1. The Huntingdonshire District Council Strategic Flood Risk Assessment also indicates that the site lies in Flood Zone 1. Table 1 of the Technical Guidance to the NPPF defines land located within Flood Zone 1 as areas which are outside the flood plain and have little or no chance of flooding. These are areas with an indicative probability of flooding of 1 in 1000 years or greater (i.e. less than 0.1% chance in any given year) from fluvial sources.

1.6 The site is identified for allocation for residential development within the emerging local plan. In terms of this application, outline planning permission is sought for a residential development of up to 74 dwellings including access. The application is in outline but access is to be considered at this outline stage. Layout, Scale, Appearance and Landscaping are reserved for future consideration and determination. The application is accompanied by an illustrative layout showing how it could be developed and demonstrating that the site is capable of accommodating the scale of development proposed. The illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website
https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H23: Outside Settlements
- H31: Residential privacy and amenity standards
- H38: Noise Pollution
- T18: Access requirements for new development
- T19: Pedestrian Routes and Footpath
- R7 Land and Facilities
- R8 Land and Facilities
- En12: Archaeological Implications
- En13: Archaeological Implications
- En17: Development in the Countryside

- En18: Protection of countryside features
- En20: Landscaping Scheme
- En22: Conservation
- En23: Conservation
- En25: General Design Criteria
- CS8: Water

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5 - Quality and Density of Development
- HL6 - Housing Density
- OB2 - Maintenance of Open Space

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS3: The Settlement Hierarchy
- CS4: Affordable Housing in Development
- CS10: Contributions to Infrastructure Requirements

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP1 Strategy and principles for development
- LP2 Contributing to Infrastructure Delivery
- LP6 Flood Risk and Water Management
- LP9 Development in Key Service Centres
- LP 11 The Relationship Between the Built-up Area and the Countryside
- LP13 Quality of Design
- LP15 Ensuring a High Standard of Amenity
- LP17 Sustainable Travel
- LP18 Parking Provision
- LP24 Housing Mix
- LP25 Affordable Housing Provision
- LP 28 Biodiversity and Protected Habitats and Species
- LP 29 Trees, Woodland and Related Features
- LP 30 Open Space
- LP 31 Heritage Assets and their Settings

3.5 Proposed Allocation (Housing) WB1 - The site forms the substantive part of a 4.6 ha site allocated for housing of approximately 70 dwellings with successful development of the site requiring: appropriate vehicular access being made from Farrier's Way to serve the site; provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground; and provision of pedestrian and cycle access to the sports ground to the west.

3.6 Huntingdonshire Landscape and Townscape Assessment (2007)

3.7 Huntingdonshire Design Guide (2007)

3.8 Developer Contributions SPD (2011)

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

15/00120/OUT Residential development at Land at Fenton Fields Farm Bencroft Lane refused on the 3rd June 2015 for the reasons outlined below:
R1 - The proposal would be contrary to the provisions of proposed allocation (Housing WB1) of the Huntingdonshire's Draft Local Plan to 2036: Stage 3 specifically WB1 states that appropriate vehicular access shall be made from Farrier's Way to serve the site. The proposed vehicle access to the site from Bencroft Lane is substandard by reason of inadequate pedestrian footway provision, inadequate carriageway width, lack of turning head and poor vehicle to vehicle visibility at its junction with Fenton Road which cannot be adequately mitigated. The additional traffic generated by the proposed development would intensify the use of the access road and the junction, and would thereby have an adverse impact on the free-flow and safety of existing road users. The application is therefore contrary to policy LP18 of the Draft Local Plan to 2036 (Stage 3) and the NPPF.

R2 - The proposal fails to constitute sustainable development by virtue of the contents of paragraph 119 of the NPPF in that inadequate information has been submitted to allow the LPA to assess and carry out its statutory duties in terms of the Habitant Regulation in relation to whether the proposal development will cause harm to protected species notably bats and Great Crested Newts. The application is also contrary to policies En22 of the Huntingdonshire Local Plan 1995, CS1 of the Adopted Huntingdonshire Core Strategy 2009, and LP28 of the Draft Local Plan - 2036.

5. CONSULTATIONS

5.1 Representations on Huntingdonshire's Draft Local Plan to 2036 Stage 3 consultation (specifically with regards to WB1) are included in the report.

5.2 **Anglian Water**
Waste water treatment - The site is in the catchment of Oldhurst Water Recycling Centre (WRC) which does not have capacity available. A drainage strategy will need to be prepared in consultation with Anglian Water and the Environment Agency to determine whether additional flow can be discharged to watercourse and to cover temporary measures in the interim, if additional capacity can be provided at the WRC. Anglian Water recommend a condition requiring the drainage strategy covering the issue(s) to be agreed.

Foul Sewage Network - Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.
Anglian Water request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.
Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.
The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Whilst it is suggested that connection will be to Victorian sewers, the drainage strategy drawings provided are unclear, and looks like connection to the public sewerage network is to be utilised. We would wish to see evidence that the surface water hierarchy has been followed before agreeing a connection to the public sewerage network. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We will request that the agreed strategy is reflected in the planning approval.

Officer's Response: Details of Surface water and foul water drainage strategies are requested to be submitted at a future date.

5.3 **Cambridgeshire County Council (CCC) Archaeology** - Objection - The site is located on the southern edge of the historic settlement of Warboys. Archaeological investigations in advance of development to the west identified features of medieval date (HER ECB90, ECB407). Within the broader landscape, archaeological investigations have demonstrated that the clay landscape around Warboys was extensively settlement and managed throughout the late prehistoric and Roman periods (including works on and around the former Warboys airfield to the south-west). It is likely that significant archaeological assets will survive in the area and that these would be severely damaged or destroyed by the proposed development. The senior archaeologist recommends that the site be subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the any planning determination. The evaluation results should allow for the fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the development area. An informed judgement can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ. It is standard practice for this office to provide a design brief for such an evaluation.
Officer's Response: A condition requesting the applicant to submit a scheme of Archaeological works is recommended.

5.4 **Environment Agency** - No objection - subject to conditions - The submitted Flood Risk Assessment (FRA) demonstrates that an acceptable surface water drainage scheme can be provided on site, with a reduction in existing Greenfield runoff rates from the site during extreme events. Notwithstanding, further details of the proposed drainage scheme will be required at the detailed design stage as the location of the proposed swails/balancing ponds has not yet been determined. The Environment Agency consider that the proposed development will only be acceptable if a planning condition is imposed requiring submission of a detailed surface water drainage scheme and a scheme to dispose of foul drainage.

Officer's response: The above has been secured by condition.

5.5 **HDC Environmental Health** - No objection - The officer has gone through the information supplied and agree with the finding that, according to the information available, there are no significant pollution risks and therefore have no objection to the application being granted and do not require any conditions, relating to land contamination, to be included.

5.6 **Cambridgeshire Fire and Rescue Service** - No objections - adequate provision should be made for fire hydrants, which may be by way of Section 106 Agreement or a planning condition

5.7 **Cambridgeshire County Council Highways (CCC)** - No Objection - Having reviewed the revised TA submitted in support of the above application (1380 - Transport Assessment Rev C - Farriers Way Warboys) CCC confirm that the TA is fit for purpose and therefore have no objection to this site subject to the imposition of suitable conditions on any planning permission granted

5.8 **HDC Housing** - No objection subject to a S106 legal agreement to secure provision of affordable housing

5.9 **Middle Level Commissioners (MLC**) - Object for the following reasons:
Surface Water Disposal/External Flood Risk - According to their records the site is within the catchment area of Bury Brook, an Environment Agency Main River, which discharges into the Commissioners High Lode downstream of the Great Whyte Tunnel. The MLC advise that Bury Brook floods on a regular basis and creates high water levels within their system and as a result all discharges into it must be regulated to the greenfield rate of run off. Previously the MLC have left the Agency to supervise this but due to concerns about the site's potential impacts downstream the MLC feel that they should also be involved in this proposal.

Treated Effluent Disposal - It is anticipated that foul effluent from this development would be directed to Anglian Water Services Oldhurst Waste Water Treatment Works which is currently at capacity in terms of its consented flows and therefore does not have capacity available to manage additional flows from increased development within its catchment. Whilst it is accepted that Anglian Water Services may advise that there is capacity within its Waste Water Treatment Works to accept foul effluent from the proposal, the receiving water course system High Lode - a middle level water course, via Bury Brook may not have the capacity to accept the increased volume of treated effluent discharging and this could increase the risk of flooding and environmental damage within their system and the local area. It is noted that a Flood Risk Assessment has been supplied as part of the planning submission, as required by current local and national guidance. However having undertaken a brief review the MLC consider that it does not consider all the relevant issues or adverse impact on the local water level management systems, water, natural or built environment and, therefore, does not meet the commissioners approval at this time.
The commissioners will require the provision of a proper appropriate Flood Risk Assessment which must advise whether there is any

material prejudice to their system, the local water level management systems, water, natural or built environment and be supported by suitable adequate technical data and designs and consider and include other forms of flooding.

Officer's response: The above concerns have been addressed under the 'Drainage and flood risk' heading in the 'Summary of Issues' section of this report.

5.10 **HDC Operations:**
Open Space - No objection - Based on 74 dwellings of unknown size properties, this development require in the region of 3600m2 of Public Open Space of which 1376m2 should be safeguarded for the use of children and be free of obstruction. The remainder should be laid out to suit the development and expected community. The officer states that maintenance rates for the open space on site provision would be in line with the Developer Contributions SPD.

Refuse - The amended layout now appears more favourable for our vehicles to access the site. Notwithstanding the officer requires a tracking plan before any undertaking can be made. In addition HDC Operations have concern about the shared driveway roads and may require bin collection points for these roads.

Officer response: To be secured by condition and in the s106 legal agreement.

5.11 **Police Architectural Liaison Officer (PALO)** - No Objection - No in principle objection regarding the proposed outline application. The PALO has viewed the application and paid particular attention to the details in relation to the, Community Safety and Crime Reduction aspects of the proposal. Within the area in the past two years there has been 28 crimes and 8 instances of antisocial behaviour.
The PALO advises that inappropriate permeability can lead to increased crime and antisocial behaviour. However advises that the revised plan addresses his concern with regards to this. The PALO is also satisfied that parking is located in such a position to allow surveillance from the surrounding properties

5.12 **Pidley-cum-Fenton Parish Council** - Support - Construction traffic should be re-routed away from the Parish of Pidley-cum-Fenton

5.13 **Sport & Active Lifestyles Team** - No objection - The Developer Contributions SPD 2011 (Page 25/B.44) states that developments between 10 and 449 units will be required to make this offsite contribution to enhance existing facilities. The outdoor contribution should be £39,126 or £528.72 per dwelling as an offsite contribution. The calculation is based on Sport England's Sports Facility Calculator and the SPD Section Green Space and only on grass pitches cost. Projects in the Warboys locality were identified in the Huntingdonshire Sports Facility Strategy:
*Warboys Sports Field, Forge way. New changing facilities and ancillary facilities for the Colts/Youth Football Section
Taking this into account a contribution should be required towards developments at the existing colts football site in Warboys which is needs improvements to cater for the increased population.

5.14 **Warboys Parish Council -** Recommend refusal on the following grounds

a) That the existing proposed access via Farriers Way is inadequate to accommodate the number of dwellings proposed in this development in terms of its inadequate width and the volume of vehicles regularly parked on street both from the existing dwellings and overspill from nearby Warboys Sports Ground

b) That the proposed access via Forge Way is inappropriate given that the dwellings in that road are specifically provided for the elderly, many of whom are infirm or disabled

c) That the transport assessment accompanying the development fails to acknowledge the development at the rear of 64 High Street which is currently taking place or the volume of traffic to the Warboys Sports Ground which is accessed off Forge Way and which results in a substantial number of vehicles being parked in Forge Way and Farriers Way when matches are taking place

d) That the application is misleading inasmuch as the Planning, Design and Access Statement categorically states in the section on 'Accessibility Profile' that 'the proposal provides for adequate vehicular and pedestrian access and egress to and from the site by way of an extension to Farriers Way public highway (page 39) However the drawing A/41949/18 shows a proposed road link via Madecroft which is not mentioned in any of the documentation submitted in support of the application

e) That the capacity of the main surface water sewer in the High Street is insufficient to accommodate the additional run-off from the development, as are the open ditches running to the north from the site which it is proposed will carry surface water run off

f) That there is existing evidence of flooding of garden and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed

g) That the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of the land to the south of the site at some point in the future which will be accessed via Fariers Way; and

h) That the Moat House Surgery which serves Warboys has insufficient capacity to accommodate further patients, having recently announced changes to its appointments system as it is unable to cope with current demand

Officers Response: The above issues have been addressed in the 'Summary of Issues' section of this report, as well as by appropriately worded conditions and in the section 106 legal agreement.

6. REPRESENTATIONS

6.1 Representations on the planning application

66 local residents have been formally consulted on the 14th November 2014 and again on the 28th April 2015. Eighty two neighbour representations have been made, these representations are summarised below

6.2 **Community Engagement**

- An objector explained that in the statement of community involvement prepared by Robinson and Hall LLP it states that in May

to July 2013 a consultation on a complete draft local plan was undertaken - a limited number of representations were made (8 in total) where two were in support of the scheme - the objector explained that it has recently come to light that one of the supporters is in fact not a neighbour but a resident of a nearby village who runs a real estate company and is a property developer - the second supportive comment was supplied via an agent.

- The objector is unclear as to where the 2 letters in support originated from, and explained that these would appear to have been made from an individual connected to a company which seem to a have a vested interest in being able to develop Bencroft Lane.

6.3 **Policy concerns**

- Some objectors argue that the proposal contravenes the Councils own planning Policy: Policy CS3 of the Core Strategy which designates Warboys as a Key Service Centre - Service Centres are defined as settlements in which development schemes of moderate and minor scale and infilling may be appropriate within the built up to area - That same policy defines a moderate scale development would be 10-59 dwellings
- Objectors argue that the proposed development is premature - the council has not yet gone through a Site Specific Allocation Selection process of part of its emerging new Local Plan - Determining this application in advance of any comprehensive site analysis would be prejudicial to the Council's objective of achieving sustainable spatial development within the district
- Objectors also argued that the proposal involves the development of a green field site - it should not be considered until such time as the Council are satisfied that the housing needs for Warboys cannot be accommodated using previously-developed land
- Objectors stated that if Warboys is to accommodate housing growth in the future, it should be in the form of smaller scale developments on brownfield sites where the impacts would be significantly less than one large sprawling estate
- Moreover, they explained that the need for additional housing in Cambridgeshire should be concentrated on brown field sites first before expanding in new green field locations
- No evidence put forward to confirm that these new houses are actually needed.

6.4 **A large number of objectors raised issues in respect of Access/parking/highway concerns, including the following (summarised):**

- Vehicular access to the proposed housing estate will increase traffic flow along the lane significantly and change the character and road safety along the lane
- A full independent assessment of these roads needs to be carried out to ascertain the safety and manoeuvrability for current and possible future residents;
- The traffic survey submitted by the developer gives a very low estimate of the predicted traffic flow to the site - the suggestion that all parents will walk their children to school is a total misconception - in addition the survey was not taken on an average day - conditions were foggy for the first hour which could have adversely affected the traffic conditions
- The traffic survey submitted by the developer is a very low estimate of the predicted traffic flow to the site.

- The number of visitors to Jubilee Park is increasing month on month, the proposed development will exacerbate the problem
- The traffic survey does not take into account the current new build of 14 houses behind the Sports Field and the level of on road parking in Forge Way outside the sheltered accommodation which reduces the main access off the High Street to single lane, as well as the volume of vehicles at the weekend when parents are dropping off their children or parked along Forge Way and Farriers Way throughout the year at football and cricket matches.
- The estimated traffic movements per dwelling are inaccurate and likely to be much higher
- The local road network will be unable to cope with the additional traffic that this development will generate.
- The already limited public transport offer will be unable to cope with increase in the population
- The proposal will result in significant highways safety issues and will fail to comply with Climate change and sustainability policies.
- Insufficient car parking provision
- The proposal will result in parking restrictions being implemented across Warboys
- Proposal will result in illegal parking across driveways and in the car park of the adjacent sports field
- Proposal makes insufficient provision for emergency vehicles to access the site.

6.5 **More grounds of objection include the following:**
Excessive density and development out of character with surrounding area
Amenity concerns including loss of daylight/sunlight, increased sense of enclosure and additional overlooking
The poor layout of the Proposal will result in an increase in Crime
Insufficient Infrastructure to support the proposal
Proposal will result in an increase in flooding
Loss of habitat for various species, including protected species.
Lack of Landscaping
Proposal will worsen air quality and result in an increase in noise
Application form filled out incorrectly
Disruption during the Construction Phase

6.6 Notwithstanding the above objections, a final round of consultation letters were sent out on the 20th August 2015. At the time of writing, twenty six letters of objection have been received. These representations are summarised below:
- 14 day consultation period insufficient time to reply
- The revised plans do not address the concerns already raised by the local community.
- Development on this site will result in agricultural land being taken out of food production
- The transport assessment has been commissioned by the landowner and therefore cannot be considered objective
- Inaccurate traffic survey
- No consideration has been given to the best option, namely linking the new development directly onto the A141
- Warboys is a Rural commuter village and does not have sufficient infrastructure to support a development of this scale

- Inadequate drainage of both foul and surface water

6.7 Officer Comment: The above issues have been addressed in the sections below under the 'Summary of Issues' section of this report

7. ASSESSMENT

7.1 The main planning issues are:

- The principle of development
- Loss of Agricultural Land
- Transport and Highways
- Drainage and Flood Risk
- Landscaping, Trees and Ecology
- Contamination
- Archaeology
- Impact on character and appearance of area
- Impact on Heritage Assets
- Residential amenity: Impact on existing neighbours and future occupiers of the site
- Crime Prevention
- Section 106/Community Infrastructure Levy (CIL)

The Principle of development

7.2 Warboys is defined as a Key Service Centre in the Core Strategy and emerging Local Plan. In the emerging Local Plan, the application site is identified as part of a proposed Allocation WB1 - South of Farrier's Way, Warboys. This emerging Local Plan identifies the 3.6 ha plot as a future housing site for approximately 70 dwellings. The proposed allocation sets out a number of requirements which need to be addressed as part of any future development proposals, specifically:
- appropriate vehicular access should be provided from Farrier's Way to serve the site
- provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground
- provision of pedestrian and cycle access to the sports ground to the west

7.3 Having regard to the prevailing Development Plans in the district, the application site lies in the countryside and as such residential development would normally be contrary to policies H23, En17 of the Local Plan and CS3 of the Adopted Core Strategy. Notwithstanding this position, applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore necessary to consider whether there are any material considerations that indicate that the application should be approved as a departure from the Development Plan. The emerging Local Plan is a material consideration.

7.4 In line with the guidance in paragraph 216 of the NPPF, the relevant policies in the Draft Local Plan should be given weight according to:
* the stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);

*the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
* the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

7.5 In relation to the first bullet point of paragraph 216 of the NPPF, the draft Local Plan is in the final stage of preparation towards the proposed submission publication. This stage ("Stage 4") of the Local Plan will present a complete draft plan as the Council intend it to be submitted to the Secretary of State. The Proposed Submission (Stage 4) is likely to start in Autumn 2015. The application site, as explained above, is a proposed allocation site in the latest published version of the Local Plan ("Stage 3") which underwent consultation in May-June 2013.

7.6 In relation to the second bullet point of paragraph 216 of the NPPF, this application relates to a proposed allocation. At stage 3, nine representations were received referring specifically to this site (3 comments of support, one with observations and 5 objecting). The comments received raise concerns with development on the site for numerous reasons, one being the principle of development on greenfield land. It is apparent that some of the concerns raised cannot all be resolved, for instance the principle of development, however some impacts such as noise and disturbance during the construction phase may be able to be mitigated, and a comprehensive set of conditions have been recommended to ensure mitigation measures as secured.

7.7 In relation to the third bullet point of paragraph 216 of the NPPF, the Local Plan is being prepared explicitly to be consistent with the NPPF.

7.8 The decision as to the weight that should be given to the draft Local Plan is a matter for decision makers having regard to guidance. The officer view is that some weight should be given to the status of the site in the draft Local Plan process as an additional site that has the potential to accommodate in the region of 70 new dwellings.

7.9 It is also relevant to consider whether it is premature to determine this planning application at this stage. The draft Local Plan preparation and consultation process does not preclude the Local Planning Authority from dealing with planning applications made in respect of this site (or any other), and it will be very difficult to defend a reason for refusal based on prematurity, because the Planning Practice Guidance (2014) paragraph 014 states that '…in the context of the Framework and in particular the presumption in favour of sustainable development - arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

7.10 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan making process.'

7.11 Having regard to the criteria listed above it is not considered that a refusal on grounds of prematurity could be justified, and would be difficult to defend on appeal. A total of nine comments were received on the proposed allocation, 3 comments were received supporting the allocation the remainder objecting or with observations. The strategic plan making process will not be undermined by this development and therefore it will not be premature to determine this application at this time.

7.12 The current proposal for the site should therefore be considered in light of the Draft Local Plan Proposed Allocation, the National Planning Policy and material considerations in relation to the proposals. If it is found that the proposals are not unacceptable, planning permission should not be withheld.

7.13 Concerns have been raised regarding the need for further development in Warboys and the need to develop this particular site. As explained, the application site has been identified in the Draft Local Plan as a housing allocation, with the purpose of promoting sustainable growth. Whilst recognising that Warboys is experiencing some housing development, there is still a need to plan for further housing developments in the District (not planning for future housing developments is not an option). As stated, the site has been identified in the Draft Local Plan as a suitable location for housing. The Draft Local Plan states that, in addition to the strategic sites at Alconbury Weald, St Neots East and Wyton Airfield, the market towns and Key Service Centres (which includes Warboys) will make provision for 7850 new homes by 2036. The housing development planned for the strategic sites mentioned above will come forward later in the plan period, and on their own will not be sufficient to meet the identified housing need, especially in the short to medium term. It is essential that the Council continue to bring forward the identified sites in the key service centres to ensure the 5 year housing targets are met. This proposal will significantly contribute towards the need as defined.

Loss of agricultural land:

7.14 A number of neighbours objected to the proposals on grounds that the proposal concretes over arable land. The application site is predominantly Grade 2 with some Grade 3 agricultural land (this is stated in the Council's environmental capacity study). As stated above, the conclusion of the Council's assessment of this site as an

additional site for inclusion in the Local Plan is that the site has potential for residential development. It is therefore considered that whilst the loss of agricultural land is regrettable, in this instance the benefits that additional housing, 40% of which will be affordable, will bring to this part of Huntingdonshire District will outweigh the harm that is the loss of Grade 2 and 3 agricultural land.

Transport

7.15 The application site is identified as a Proposed Allocation 1 (land South of Farrier's Way, Warboys) The allocation states that successful development of the site will require:
- appropriate vehicular access being made from Farrier's Way to serve the site
- provision of pedestrian and cycle access to the sports ground to the west and links to the existing road side pedestrian and cycle facilities.

7.16 A number of transport matters have been raised by third parties and the Parish Council. Indeed the local residents have submitted their own independent traffic survey which has been considered by CCC Highways, alongside the applicants own transport assessment. The applicants transport assessment has been amended several times throughout the life of the application. Whilst the proposal involves the development of land to the south of Farrier's Way and the erection of up to 74 dwelling, the revised Transport Assessment takes into account that the adjacent land (also within the allocation) may also come forward and has accordingly assessed the impact of a maximum of 90 dwellings to ensure that the adjacent site is not prejudiced.

7.17 In addition to the above, local residents have raised concerns that vehicles from this development will exit via the Smithy, Madecroft and onto Mill Green. This is not the case since the proposed development will be accessed via an extension to Farriers Way and then via Forge Way and out onto the high street. The applicants transport assessment advises that post development, the maximum number of dwellings that will be accessed via Forge Way/Farriers Way will be 132, and planning and highways officers are in agreement that this is well below the maximum of 150 dwellings that can be accessed by a cul de sac of the width (5.5 metres with 1.8 metre wide footpaths either side) proposed.

7.18 The applicants transport assessment concludes that post development, the Forge Way/High Street junction will continue operating well within capacity even in 2030 which is 10 years after full occupation is likely. Once again, the officers at CCC are in agreement with these findings.In addition to vehicular access on to Farriers Way, there will be pedestrian and cycle links to the existing pedestrian and cycle network. In addition, two shared pedestrian and cyclist access points will be provided, firstly to the existing area of public open space to the northwest of the development, and secondly to the adjacent sports ground. The exact alignment and width of these routes will be agreed at the detailed design phase

7.19 Following on from the above, paragraph 32 of the National Planning Policy Framework states:

"Development should only be prevented or refused on Transport related grounds
where the residual cumulative impacts of development are severe".
Having reviewed the revised TA submitted in support of the above application the County Council Transport Assessment team confirmed that the TA is fit for purpose and therefore they have no objection to the proposal subject to the imposition of suitable conditions on any planning permission granted.

7.20 In terms of the Travel Plan, a detailed residential travel plan containing SMART targets (i.e. targets that are Specific, Measurable, Attainable, Realistic and Time-bound) has been submitted by the Applicant, and this will be reviewed and agreed prior to first occupation of the proposed development. The provision of the Travel Plan will be secured via a planning condition and any financial contribution secured via the S106 Agreement should this application be granted planning permission.

7.21 In terms of car parking provision, planning policy does not require a specific number of parking spaces for any given use or form of development. Each proposal is assessed on its own merits having regard to:
a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
b. highway safety
c. servicing requirements
d. the needs of potential users; and
e. the amenity of occupiers of nearby properties
The National Planning Policy Framework does not give any specific information in relation to reasonable walking distances, however Point 75 of Planning and Policy Guidance 13: Transport (now superseded by the National Planning Policy Framework) previously stated that:
"Walking is the most important mode of travel at the local level, and offers the
greatest potential to replace short car trips, particularly under 2 kilometres...."
Given that the National Planning Policy Framework provides no evidence to the contrary, the distance of 2 kilometres is still considered a reasonable walking distance.
Applying this 2km distance to the proposed site would mean that all of Warboys is considered within walking distance, whilst the vast majority of services are within 1km of the site.

7.22 The site has access to the existing bus service (nearest bus stops are located on the High Street and Mill Green) although it is noted that the service may not fulfil the needs of all residents. Having regard to the scale and nature of the development, it is considered reasonable and necessary for the developer to contribute towards improving public transport. That aside, the site does currently offer the opportunity to travel by other means of transport. Officers are satisfied that an acceptable provision of car parking can be achieved for this site. This will be considered in more detail at the reserved matters stage.

7.23 In terms of the provision of fire hydrants, in accordance with comments received from Cambridgeshire Fire and Rescue, as part of the development it would be necessary to ensure that adequate

provision is made for fire hydrants. This can be secured via the imposition of a planning condition.

Drainage and Flood Risk:
Surface Water Drainage

7.24 The Environment Agency Flood Map and Huntingdonshire District Council Strategic Flood Risk Assessment indicates that the site is located within Flood Zone 1; land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year. As a result the site is considered to be at low risk of fluvial flooding. Table 3 of the NPPF technical guidance identifies that all development is appropriate within this flood zone. A flood risk assessment has been submitted with the application. The Environment Agency has no objection to the proposed development subject to a condition requiring submission of a surface water drainage scheme for the site.

7.25 Notwithstanding the above, Anglian Water state that the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Whilst it is suggested that connection will be to Victorian sewers, the drainage strategy drawings provided are unclear, and looks like connection to the public sewerage network is to be utilised. Anglian Water would wish to see evidence that the surface water hierarchy has been followed before agreeing a connection to the public sewerage network. Anglian Water request that the agreed strategy is reflected in the planning approval. The developer has been advised that the preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.

7.26 In a subsequent letter to Anglian Water the developer acknowledges that a drainage strategy will need to be prepared for the proposed development at the reserved matters stage of the planning process and that this will be agreed in consultation with Anglian Water and the Environment Agency. The developer adds that their preferred method of surface water disposal would be through a sustainable drainage in line with the hierarchy in Building Regulations Part H.

7.27 In addition to the above the MLC state, that according to their records, the site is within the catchment area of Bury Brook, an Environment Agency Main River, which discharges into the Commissioners High Lode downstream of the Great Whyte Tunnel. The MLC advise that Bury Brook floods on a regular basis and creates high water levels within their system and as a result all discharges into it must be regulated to the greenfield rate of run off. Previously the MLC have left the Environment Agency to supervise this but due to concerns about the site's potential impacts downstream the MLC feel that they should also be involved in this proposal.

7.28 In accordance with comments from the Environment agency, Anglian Water and MLC, planning officers are satisfied that drainage details can be conditioned and considered (in consultation with the Environment Agency, Anglian Water and MLC) at a later reserved matters stage.

Foul Water

7.29 It is noted that a Flood Risk Assessment has been supplied as part of the planning submission, as required by current local and national guidance. However having undertaken a brief review, the Middle Level Commissioners state that the FRA does not consider all the relevant issues or adverse impact on the local water level management systems, water, natural or built environment and, therefore, does not meet the commissioners approval at this time. The MLC add that the commissioners will require the provision of a proper appropriate Flood Risk Assessment which must advise whether there is any material prejudice to their system, the local water level management systems, water, natural or built environment and be supported by suitable and adequate technical data and designs, and that this needs to consider and include other forms of flooding.

7.30 Notwithstanding the above, the MLC anticipate that foul effluent from this development would be directed to Anglian Water Services Oldhurst Waste Water Treatment Works which is currently at capacity in terms of its consented flows, and therefore does not have capacity available to manage additional flows from increased development within its catchment. Whilst it is accepted that Anglian Water Services may advise that there is capacity within its Waste Water Treatment Works to accept foul effluent from the proposal, the receiving water course system High Lode - a middle level water course, via Bury Brook may not have the capacity to accept the increased volume of treated effluent discharge and this could increase the risk of flooding and environmental damage within their system and the local area.

7.31 Comments received from Anglian Water state that the foul drainage from this development is in the catchment of Oldhurst Water Recycling Centre (WRC) which does not have capacity available to treat the flows from the development site.

7.32 Furthermore, Anglian Water advised that a drainage strategy will need to be prepared in consultation with them to determine mitigation measures. Notwithstanding, Anglian Water are obligated to accept the foul flows from the development, and following further discussion between Anglian Water and the developer, Anglian Water advised that if planning permission is granted with conditions, they would need the Local Planning Authority to consult with them at discharge of condition stage. A planning condition requiring details of foul drainage is recommended accordingly.

Landscaping, Trees and Ecology

7.33 In terms of the text in the Allocation WB1 (South of Farrier's Way, Warboys), the allocation states that landscaping along the southern boundary will be required to provide a soft edge to the village and to protect the residential amenity of neighbouring properties and future residents. Additionally, landscaping along the western boundary between the site and the sports ground may need to be enhanced both to maintain the character of the sports ground and to protect the residential amenity of future residents

Landscaping

7.34 The proposed site for development is located to the south of the settlement of Warboys, and will form an extension to the existing residential edge of the village. The site is a broadly rectangular field that is currently used as arable land and is demarcated to the north by residential development, and to the west by a sports field with a pavilion. The eastern boundary is defined by the access track to Fenton Field Farm and open arable land to the south.

7.35 The site lies within a triangle created by the settlement of Warboys, the B1040 and the Warboys bypass which lies 140 metres east of the site. Beyond the urban settlement lies farm land currently used to grow a variety of arable crops with scattered farmsteads and small villages such as Fenton and Pidley towards the south east and Oldhurst to the south west. Industrial development has taken place to the south west of Warboys on the old airfield.

7.36 The wider landscape around the application site has had previous character assessments conducted by Natural England. 'The Character of England' produced by Natural England place the site within The Fens: National Character Area 46. Furthermore, the site is located on the cusp of two local landscape character areas described in the Huntingdon Landscape and Townscape Assessment Supplementary Planning Guide 2007 - LCA2: Fen Margins and LCA: Central Claylands.

7.37 A landscape and visual impact assessment has been submitted with the application. The landscape area is described as having a distinctive landscape character area of the Central Claylands, an area of gentle undulating farmland situated between the Fen Margin to the north and east; the Ouse Valley to the south and the Northern Wolds landscape character area to the west. The associated field surveys and desk studies have identified that the landscape of the study area is characterised by urban, enclosed zones to the north, mixed with areas of flat open arable fields to the south and gently undulating countryside to the east and west. Long views over the applications site and surrounding countryside from the urban edge are restricted by existing mature vegetation and the topography.

7.38 The proposed landscaping scheme will enclose the southern boundary from medium and long distance views, mitigate the impact of the proposed dwellings and will be of suitable scale and appropriately designed to reflect the edge of settlement location. The development will be ameliorated gradually as the extensive landscape planting around the site develops, and over the long term both the landscape and visual impacts of the proposed development would be soften by the growth of the proposed landscape planting on-site. The Councils Landscape Officer agrees with the conclusions/recommendation of this report. Notwithstanding, should permission be granted a comprehensive landscaping design will be required to accompany a reserved matters application. Officers raise no objection to the proposed development subject to a condition requiring such details.

Trees

7.39 The existing boundary with Jubilee Park (the northwest site boundary) is characterised by an established mature treeline, including field maple, sycamore, ash, crab apple, holly and oak trees. The applicant proposes to maintain the attractive and welcoming environment and to preserve the local character of Jubilee Park. A tree survey has been submitted with the application. A total of twenty individual trees and seventeen groups of trees were surveyed. Nine of those trees were categorised a grade A, 8 as grade B, 18 as grade C and 2 as grade U.

7.40 Subject to conditions (protection of trees during works, tree, shrub, hedge retention, hard and soft landscape scheme, boundary treatments, landscape maintenance) The Council's landscape officer raises no objection to the proposed development and accompanied tree survey. A comprehensive landscaping design will be required to accompany a reserved matters application

Ecology

7.41 The site is dominated by arable agricultural land. The planning application was accompanied by an extended Phase 1 habitat survey. The survey concluded that:

- There are no European designated sites within 5km of the development site, the nearest statutory designated site is 1.8 km north of the development site
- The proposed development site is comparatively small in scale, and significantly separated from the designated site, therefore, any development is unlikely to have a significant effect on the features for which the nearby site are designated for during the construction or operation phase
- The site is not considered likely to support any rare or protected plant species
- The hedgerows are poor and that there is opportunity to manage the hedgerows in a more wildlife friendly manner
- That at least a 3m buffer should be provided between the hedgerows and the development
- The rough grassland margins associated with the drainage ditch systems provides suitable habitat for reptiles and as such a reptile presence/absence survey is recommended to be undertaken during the active season, April - September, prior to any works commencing on site
- Vegetation clearance should be undertaken during the period October to February to avoid the bird nesting season
- There are records of great crested newts within 700 metres of the application site. The ditches and ponds within or just beyond the boundary of the site provide suitable habitat for amphibians - a habitat suitability assessment of all ponds on site and within 500 metres of the boundary is recommended to be undertaken and a great crested newt survey of all pond and water bodies considered suitable to support great crested newt
- Several mature trees within the hedgerow boundaries have been identified as having potential to support roosting bats - if any trees with potential for bat roosts are to be removed or directly affected by the proposals, emergence and re-entry bat surveys are recommended during the active season

- No evidence of badgers were found on site or immediately adjacent
- An unidentified burrow was noted on site which could potentially indicate water voles presence

7.42 In addition the planning application was accompanied by a Reptile survey. The survey concluded that:
- No reptiles were discovered during the course of the survey and in the unlikely event that a reptile is discovered on-site during the works the report concludes that the reptiles should be carefully moved to the semi improved grassland habitat adjacent to the eastern boundary.

7.43 The planning application was also accompanied by a Great Crested Newt Survey. The survey concluded that
- Great Crested Newts are likely to be absent from the site
- Waterbody 1 supports a low population of smooth newts - this pond is off site and will not be lost as a result of the proposed works although should be protect during site works

7.44 The Council's wildlife officer is satisfied with the different assessments of impacts on protected species and has no objection to this application subject to conditions, requiring details of protection to pond and drain and habitat enhancement.

Contamination

7.45 The applicant has submitted a phase 1 geo-environmental assessment report. The report concludes that there are currently no plausible contaminant linkages at the site. The Council Environmental Health Officers have gone through the information supplied and agree with the finding that, according to the information available, there are no significant pollution risks and therefore have no objection to the application being granted.

Archaeology

7.46 The County Council recommended that the site be subject to an archaeological evaluation to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission. This would allow fuller consideration of the presence/absence and nature of any archaeological remains within the application site.

7.47 The application was accompanied by an 'archaeological desk based assessment' that provided a description of known heritage assets potentially affected by the proposals and the character of other archaeological remains that may be present within the site. The conclusions of this assessment were that there are no designated heritage assets within the study site and no potential impact on any designated heritage asset in the wider vicinity of the study site. Furthermore, the report concludes that archaeological and historical information from the area surrounding the study area indicates that it has negligible/low potential to contain unknown buried archaeological remains.

7.48 Whilst it is acknowledged that a fuller archaeological evaluation prior to determination of the planning application would undoubtedly provide more information in relation to the potential for archaeological remains within the site, on balance it is not considered proportionate to require this and it is recommended that a pre-commencement condition is imposed on any planning permission granted to secure an archaeological scheme of works.

Impact on character and appearance of area

7.49 The application is an outline proposal with access for consideration only. Detailed matters relating to appearance, landscaping, layout and scale have been reserved for subsequent approval. The site forms a proposed allocation in the emerging Local Plan.

7.50 Whilst the application is in outline only, the submitted Design and Access Statement provides key design principles on strategic landscaping, access and movement, density, views and vistas, and building heights for future development. The principles underpinning the proposal have been informed by the physical constraints and design opportunities presented by the site.

7.51 At this stage the applicant has submitted a number of indicative layouts for the site illustrating 70 residential units. It is recognised that a future application for reserved matters, will require more detail illustrating a comprehensive layout of the site with character areas / sense of place, car parking, landscaping and boundary treatments, plot layout, building design and materials to be used. The site has the opportunity of achieving a high quality, locally distinctive development with a sense of place, which would be related to and integrated sympathetically with existing development and the wider landscape.

7.52 Any approval will require the access from Farriers Way, the link to the adjoining land to the east at Bencroft Lane, pedestrian and cycle access to the sports ground and the strategic landscaping to be conditioned. Any future reserved matters application on the detail will be considered on its merits at the time.

Impact on Heritage assets

7.53 The historic core of the town comprises the village centre and immediate surrounding area. The core of the village, including much of the conservation area and listed buildings extend along the High Street in a linear pattern of development on a broad east-west axis. As the crow flies the site is situated 120 metres south of the conservation area and 120 metres south of the nearest listed building. It is considered that the proposed development can be designed in away so as to not harm these heritage assets. This will be considered further at the detailed application stage.

7.54 Residential Amenity - impact on existing neighbours and future occupiers of the site

7.55 As stated above, it is accepted that a scheme of up 74 would be achievable on this site. A detailed assessment of the impact on the future occupiers will take place at reserved matters stage. It should

be noted that this conclusion does not necessarily mean that 74 dwellings will be acceptable, hence the wording "up to"

7.56 As previously stated this application is in outline form only and as such the form, layout and design of the option provided as part of the application package are indicative only and identifies one of a number of possible options for the development of the site. The indicative scheme introduces buildings that are predominantly 2 storeys providing a total of 70 units at a density of 19.18 dwellings per hectare (dph). A sufficient separation distance between the existing residential dwellings along Farriers Way (to the north), and the new dwellings to the south will be provided, and it is not considered that the proposed northernmost properties will result in significant or demonstrable harm to the living conditions of existing occupiers. Notwithstanding the above, the final layout and its impact on the existing neighbours will be thoroughly considered at reserved matters stage.

Crime Prevention:

7.57 The Police Architectural Liaison Officer (PALO) has viewed the application and paid particular attention to the details in relation to the Community Safety and Crime Reduction aspects of the proposal. Within the area. in the past two years there have been 28 crimes and 8 instances of antisocial behaviour. The PALO advises that inappropriate permeability can lead to increased crime and antisocial behaviour. However advises that the revised plan addresses previous concerns with regards to this. The PALO is also satisfied that parking is located in such a position to allow surveillance from the surrounding properties. The issues raised by the PLO have been noted and these matters can continue to be addressed at the reserved matters stage when the final layout will be fully considered.

S106/CIL

7.58 Officers confirm that the applicant has agreed:

- 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD
- that a minimum of 3647 sq metres of public open space to be provided on site in accordance with Core Strategy policy CS10 and the Developer Contributions SPD (Part B)
- a contribution of £528.72 per dwelling towards outdoor sport
- maintenance rate for open space in accordance with the developers contributions SPD
- to meet the costs of residential wheeled bins
- to submit a travel plan

Affordable Housing:

7.59 The site is over 0.5 ha in size and therefore the development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD (Part A). With the proposed number of dwellings (up to 74 additional dwellings) this would equate to 30 dwellings.

7.60 It should also be recognised that viability work being undertaken as part of the Local Plan to 2036 could result in a fall in the target level of affordable housing in the new Local Plan.

7.61 It is therefore recommended that the Section 106 requires affordable housing in accordance with the target level for affordable housing at the time of issuing the decision; i.e. 40% in accordance with the Core Strategy if the decision is issued in advance of the Proposed Submission draft (Stage 4) of the Local Plan to 2036, or in accordance with the target level in the Proposed Submission draft (Stage 4) of the Local Plan to 2036 if the decision is issued after the publication of this draft of the Local Plan.

7.62 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that a Section 106 Agreement will make provision for a scheme of affordable housing to be agreed with the Council to include the numbers, type, tenure and location of the affordable housing provision to be made which shall consist of either 40% of the housing development or another lesser percentage which reflect the Council's Affordable Housing Policy at the time that the scheme is submitted to the Council.

7.63 This proposal is welcomed and will achieve the current policy target level of affordable housing for the proposed development.

Green Space Provision:

7.64 In accordance with Core Strategy policy CS10 and the Developer Contributions SPD (Part B) proposals of between 10 and 199 dwellings are required to provide the development specific land for informal and formal open space. The overall requirement is 2.12 ha per 1,000 population for usable, informal green space and play and 1.61 ha per population for outdoor sport. All other requirements will be met by the CIL charge. The Illustrative Masterplan as submitted provides in excess of the amount of open space required within the SPD.

7.65 Accordingly, the Section 106 obligation will secure open space provision in accordance with the Developer Contribution SPD.

7.66 For 74 additional dwellings, and using the 2011 average household size of 2.33 persons per Household, the requirement for a development population of 172.42 people would be 3647 sq metres of public open space that would include 1875 sq metres amenity green space (made up of 946 sq metres casual space for play; 430 sq metres equipped space for play and 499 sq metres other amenity green space). The remaining public open space will be made up 826 sq metres of Parks and Gardens, 396 sq metres Natural & Semis Natural Green Space and 550 sq metres of Allotments & Community Gardens.

7.67 Should the Reserved Matters application seek approval for less than 74 dwellings, the open space provision will be adjusted in accordance with requirements of the Developer Contributions SPD.

7.68 With regards to outdoor sport the Developer Contributions SPD 2011 (Page 25/B.44) states that developments between 10 and 449 units and this is one will be required to make an offsite contribution to enhance existing facilities. The Council's Sport & Active Lifestyles Team advise the outdoor contribution for this application should be £528.72 per dwelling as an offsite contribution.

7.69 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that a Section 106 Agreement will include a contribution of £528.72 per dwelling towards outdoor sport

Green Space Maintenance:

7.70 The Developer Contributions SPD sets out maintenance rates for open space that will cover a fifteen year period. Developer contributions in line with the final agreed provision of open space will also be secured via a Section 106 Agreement. This would comprise either a commuted sum or the transfer of the open space to a maintenance company that would be set up by the developer and funded through contributions by the residents living on the site.

Residential Wheeled Bins:

7.71 Each dwelling will require the provision of one black, blue and green-wheeled bin. The cost of such provision per dwelling confirmed for 2015/16 as £73.65 For flats within the development, communal 1100 litre bins could be provided rather than individual bins foreach dwelling. The cost for communal bins in 2015/16 is £669. As such a formula based approach is suggested with the scheme and details will be secured through the S106 Agreement.

Vehicular/Pedestrian link to Land at Fentons Field Farm:

7.72 The proposed development should not prejudice the redevelopment of the adjoining site which is also allocated for residential development. The S106 will ensure that the link is provided.

Travel Plan:

7.73 A detailed residential travel plan containing SMART targets (i.e. targets that are Specific, Measurable, Attainable, Realistic and Time-bound) has been submitted by the Applicant. The S106 Agreement will secure the implementation of the approved Travel Plan.

CIL CONTRIBUTION

7.74 All other financial contributions would be dealt with through CIL. The figure will depend on the number and size of dwellings provided. This would be paid by Linden Homes to the Council who would then be responsible for spending it.

Other community provision

7.75 There is conflicting information in terms of the application submission and representations received as to whether the existing facilities in Warboys have capacity to accommodate a growing population. It

should be noted however that, as set out in the Developers Contribution SPD, for Health (part D), Community facilities (part E), Libraries and lifelong learning (part F), and education and Schools (part G); provision is made for proposals smaller than large -scale major residential developments (200 or more dwellings) such as this through CIL contributions. This development is not therefore required to provide specific contributions to these facilities.

S106 CONCLUSION:

7.76 The terms of the proposed agreement as detailed above represent necessary and satisfactory mitigation for the impacts of the proposed development. Taking all these matters into account, officers consider that the proposed obligation is fully policy compliant and hence acceptable.

Other matters

7.77 It is noted that a number of residents have questioned whether the applicant actually owns all of the land outlined in red and therefore whether a correct certificate of ownership was served. This has been investigated by the applicants legal team and a corrected red line plan has since been submitted. The applicant confirm that the revised site plan is within their ownership

Conclusion

7.78 The proposed development of the application site is contrary to the development plan policies H23, EN17 and CS3 as the site lies outside the built up area and in the countryside. However, material considerations include the Draft Local Plan to 2036 and that the site is part of a proposed allocation WB1 which indicates that the site can accommodate approximately 70 dwellings. It is officer opinion that this proposed allocation can be given some weight and that it would not be premature to determine this application at this time.

7.79 The representations received on this application have been carefully considered, however having regard to relevant adopted and emerging local planning policies, as well as national policy guidance and other material considerations including weighing against relevant policies of the emerging and adopted development plans, it is considered that the proposed development of the site for up to 74 dwellings would not have a harmful impact on the immediate or wider surrounding area.

7.80 Subject to the imposition of the recommended conditions and completion of S106 agreement the proposal is acceptable; specifically:

- The site will provide housing, including 40% affordable housing, to support the District's growth agenda
- The development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided
- The development can be accommodated within the site without any significant adverse impact upon the amenities of neighbouring properties
- The development can be accommodated without any significant adverse impact on existing landscaping

- The impact of the proposed development upon ecology of the site is considered to be acceptable
- The development will allow for the provision of Public Open Space
- The site can be adequately drained and allow for the maintenance of the existing water courses.

7.81 The proposal is therefore in accordance with saved policies, H23, H31, H38, T18, T19, R7, R8, EN12, EN13, EN17, EN18, EN20, EN22, EN23,EN25, CS8 from the Huntingdonshire Local Plan (1995), policies, HL5, HL6, OB2 of the Local Plan Alteration 2002, policies, CS3, CS4, CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and policies, LP1, LP2, LP6, LP9, LP11, LP13, LP15, LP17, LP18, LP24, LP25, LP28, LP29, LP30 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. RECOMMENDATION - APPROVAL subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins, green travel plan and conditions to include those listed below.

(**or REFUSE** in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms)

Conditions

- Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site
- Time limit (3 years for submission of reserved matters)
- Time limit for start of development (5 years from date of permission or before expiration of 2 years from approval of last REM whichever is the later)
- Development shall be carried out in accordance with the approved reserved matters
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Materials
- Existing and proposed levels
- Survey trees to be removed and retained
- Details of boundary treatment
- Scheme for the management of the surface water drainage scheme
- Lighting scheme
- Implementation of ecological mitigation and enhancement measures
- Provision of refuse storage
- Scheme for crime protection
- In accordance with approved plans
- Contamination
- scheme for fire hydrants
- Replacement tree planting

- Hedgerows/tree removal for the accesses shall not occur between 1 March and 31st August
- Protected Species Surveys - (voles bats)
- Landscape maintenance plan
- Details of pedestrian/vehicular access to Land at Fenton Fields Farm Bencroft Lane
- Details of shared pedestrian and cyclist access points firstly to the existing area of public open space to the northwest of the development and secondly to the adjacent sports ground.
- Details and provision off access
- Retention of parking
- Scheme for construction management
- Details of construction, management and maintenance of streets

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

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Warboys Parish Council

Clerk: **R. Reeves, M.A., D.M.S.**
Tel: [redacted]

2 Blenheim Close,
Warboys,
Huntingdon,
Cambs., PE28 2XF.

Mr A Moffat,
Head of Development,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

12th May 2015

Dear Mr Moffat,

APPLICATION 1401887OUT
RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS
LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE, WARBOYS

I refer to your letter dated 28th April 2015.

The Parish Council has considered the further information in connection with the above application. However there is nothing in the information to persuade the Parish Council to change its original decision and the Council therefore maintains its recommendation for refusal of the application for the reasons already submitted.

Yours sincerely,

[redacted]
R. Reeves,
Clerk.

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

HDC DCC. CENTRE
- 9 DEC 2014
RE:

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1401887OUT Case Officer Mr Andrew Cundy
Proposal: Residential development of up to 74 dwellings including access
Location: Land South Of Farriers Way AndBencroft LaneWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

☐ Recommend **approval** because .....(please give relevant planning reasons in space below)

☑ Recommend **refusal** because...(please give relevant planning reasons in space below)

See attached.

☐ No observations either in favour or against the proposal

.....Clerk to Warboys Town/Parish Council.

Date : 4 December 2014

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

(Development Management)

Application No. 1401887OUT
Residential development of up to 74 dwellings including access – Land south of Farriers Way and Bencroft Lane, Warboys

The Parish Council recommends that the above application be refused on the following grounds:-

(a) that the proposed access via Farriers Way is inadequate to accommodate the number of dwellings proposed in this development in terms of its inadequate width and the volume of vehicles regularly parked on street both from the existing dwellings and overspill from the nearby Warboys Sports Ground;

(b) that the proposed access via Forge Way is inappropriate given that the dwellings in that road are specifically provided for the elderly, many of whom are infirm or disabled;

(c) that the transport assessment accompanying the development fails to acknowledge the development at the rear of 64 High Street which is currently taking place or the volume of traffic to the Warboys Sports Ground which is accessed off Forge Way and which results in a substantial number of vehicles being parked in Forge Way and Farriers Way when matches are taking place;

(d) that the application is misleading inasmuch as the Planning, Design and Access Statement categorically states in the section on 'Accessibility Profile' that 'the proposal provides for adequate vehicular and pedestrian access and egress to and from the site by way of an extension to Farriers Way public highway' (page 39). However the drawing A/41949/18 shows a 'proposed road link' via Madecroft which is not mentioned in any of the documentation submitted in support of the application;

(e) that the capacity of the main surface water sewer in the High Street is insufficient to accommodate the additional run-off from the development, as are the open ditches running to the north from the site which it is proposed will carry surface water run off;

(f) that there is existing evidence of flooding of gardens and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed;

(g) that the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of land to the south of the site at some point in the future which will be accessed via Farriers Way; and

(h) that the Moat House Surgery which serves Warboys has insufficient capacity to accommodate further patients, having recently announced changes to its appointments system as it is unable to cope with current demand.

[redacted]

R. Reeves.
Clerk to Warboys Parish Council

4th December 2014

Parker-Seale, Debra (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 18 May 2015 19:50
To: DevelopmentControl
Subject: Comments for Planning Application 1401887OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 18 May 2015 from Mr Pidley-cum-Fenton Parish Council.

Application Summary

Address: Land South Of Farriers Way And Bencroft Lane Warboys

Proposal: Residential development of up to 74 dwellings including access

Case Officer: Mr Andrew Cundy

Click for further information

Customer Details

Name: Mr Pidley-cum-Fenton Parish Council

Email: pidleycumfenton@gmail.com

Address: 16 Pond Close, Pidley, Huntingdon PE28 3DB

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Construction traffic should be re-routed away from the Parish of Pidley-cum Fenton. These are the views of the Parish Council.

Development Management Panel

Scale =1:5,000
Date Created: 07/09/2015

Application Ref: 1401887OUT
Location: Warboys

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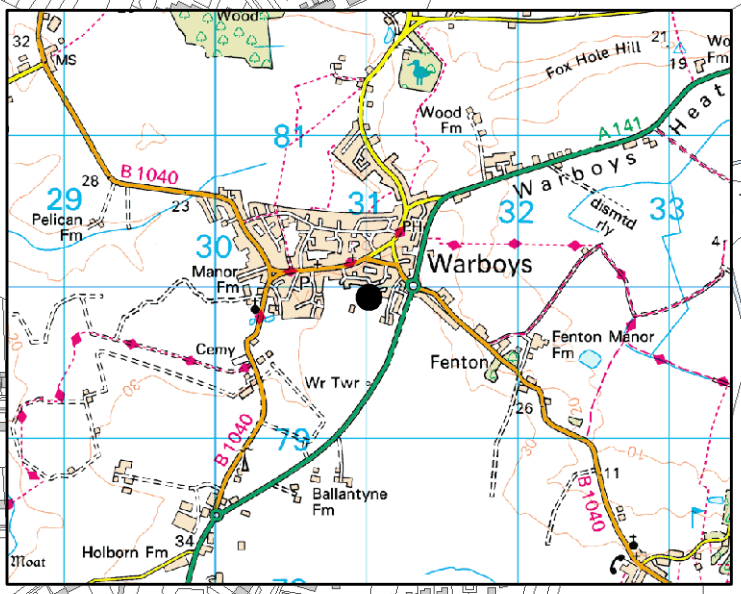
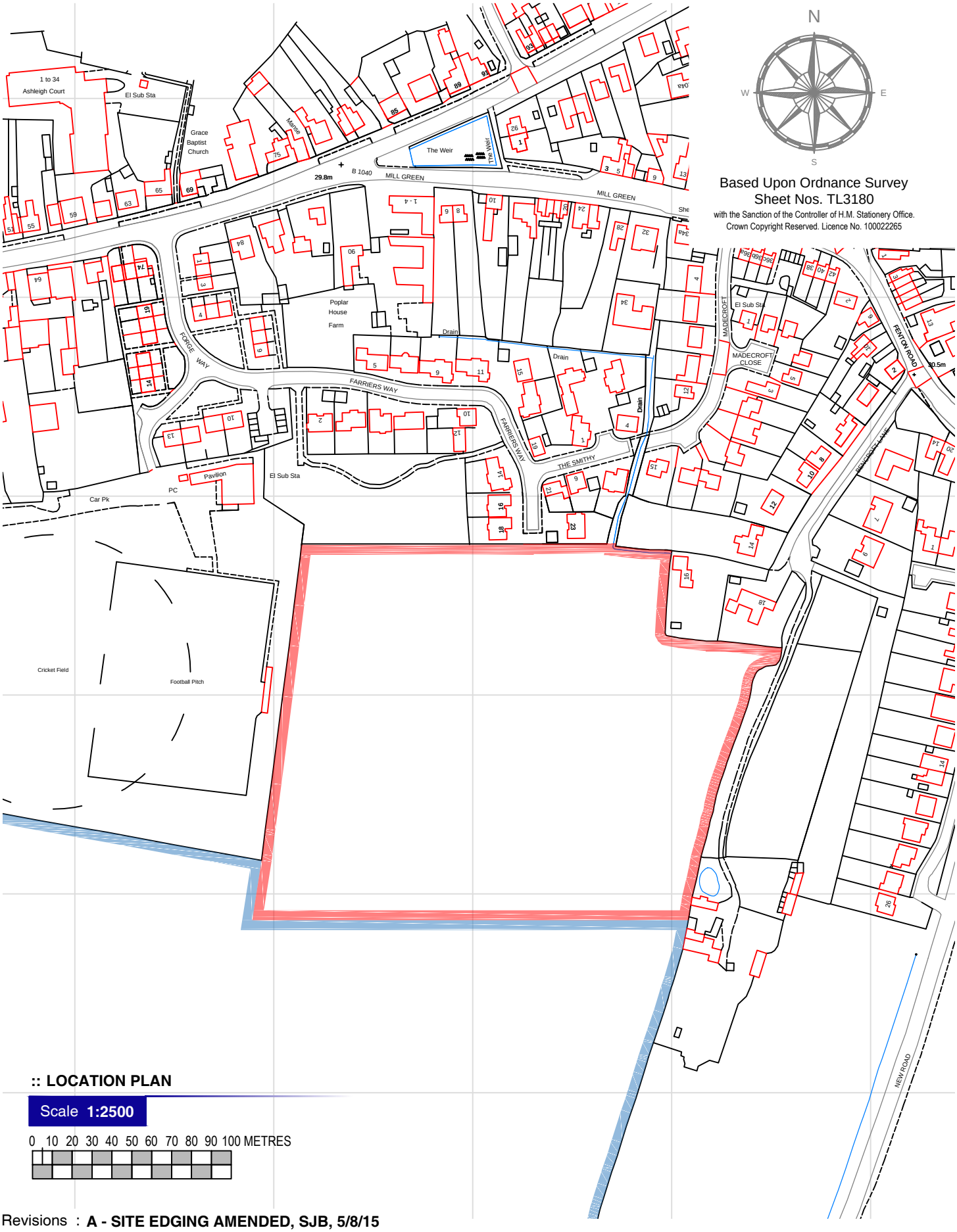
Ordnance Survey HDC 100022322



Legend

- The Site
- Conservation Area



:: LOCATION PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES

Revisions : **A - SITE EDGING AMENDED, SJB, 5/8/15**

A4	LOCATION PLAN	DRAWING	A	41949	6A

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Date : **OCT. 2014**

Land & Property Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk
robinson + hall

Pavilion
El Sub Sta
Football Pitch
248
FARRIERS WAY
THE SMITHY
BENCROFT LANE
NEW ROAD
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Sheet Nos. TL3180
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:: SITE PLAN

Scale 1:500

0 5 10 20 30 40 50 METRES

A1 | SITE AS EXISTING - SCALE 1:500 @ A1 | DRAWING | A | 41949 | 15A

Revisions : A - APPLICATION SITE EDGING AMENDED, SJB, 5/8/15

Drawn : MPJ
Checked : DJS
Date : OCTOBER 2014

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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Ipswich Colchester
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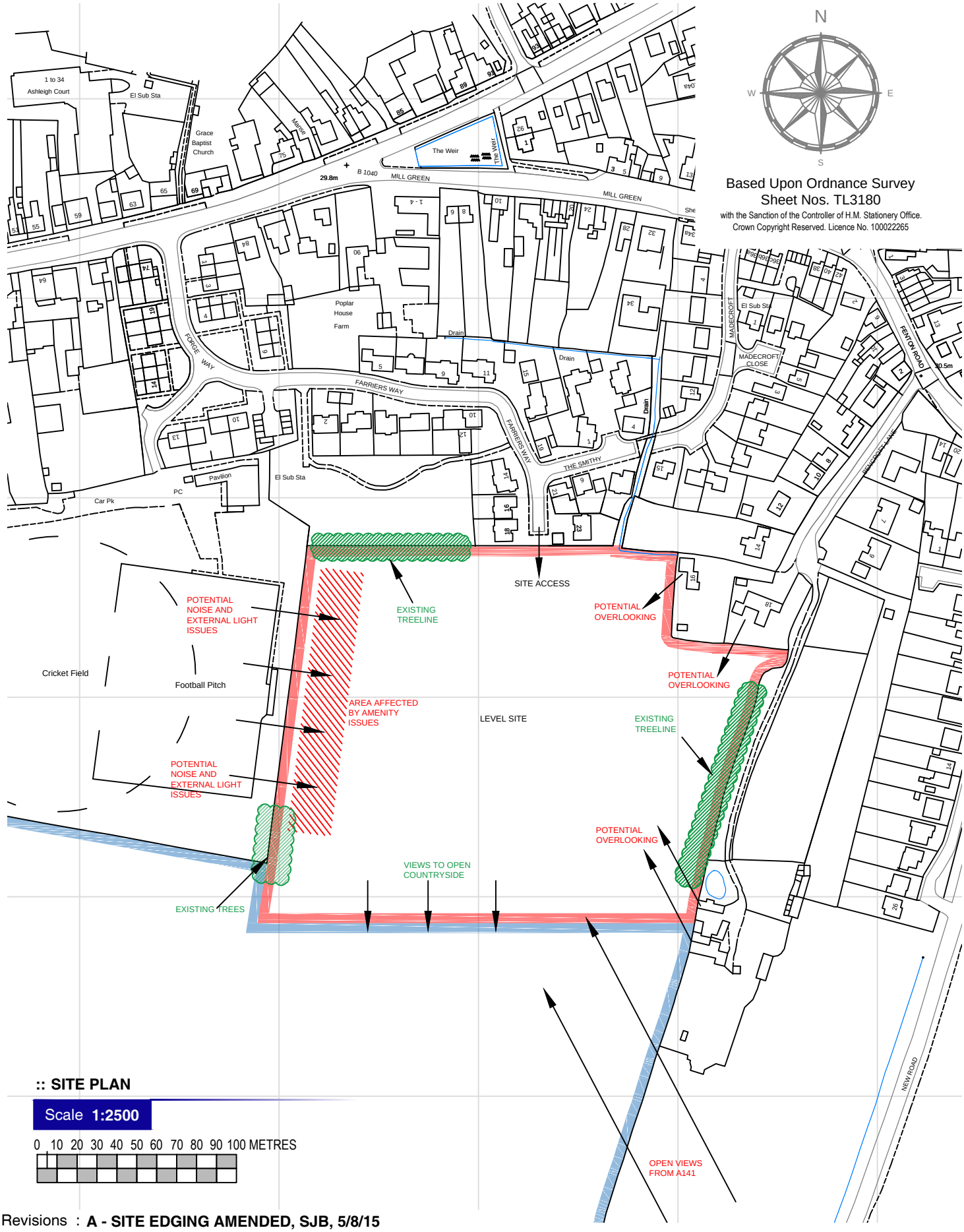

:: SITE PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES

Revisions : **A - SITE EDGING AMENDED, SJB, 5/8/15**

A4 | CONSTRAINTS & OPPORTUNITIES DRAWING | **A | 41949 | 16A**

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Date : **OCT. 2014**

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S

Based Upon Ordnance Survey
Sheet Nos. TL3180

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KEY FEATURES

1. Proposed Access to the development
2. Proposed Footpaths / Cycleways
3. Strategic Landscaping / Habitat areas
4. Proposed Planting
5. Area designated for a Swale
6. Proposed Open Amenity areas
7. Retained Vegetation
8. Upgraded Drainage Ditches
9. Proposed focal point
10. Proposed Vehicular Link through to adjacent site.
11. Potential access to Sports Club expansion.
12. Raised Road Junction

:: SITE PLAN

Scale 1:500

0 5 10 20 30 40 50 METRES

A1 | INDICATIVE SITE LAYOUT AS PROPOSED - SCALE 1:500 @ A1

DRAWING | A | 41949 | 22E

Revisions :
A - Site Layout changes to incorporate further urban design officer comments 04/06/2015 - MPJ
B - Site Layout changes to incorporate further urban design officer comments 15/06/2015 - MPJ
C - Site Layout changes to incorporate further urban design officer comments 26/06/2015 - MPJ
D - Site Layout changes to incorporate further urban design officer comments 20/07/2015 - MPJ
E - Application Site Edging Amended 05/08/2015 - SJB

Drawn : MPJ
Checked : RJF
Date : APRIL 2015

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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KEY FEATURES

1. Proposed Access to the development
2. Proposed Footpaths / Cycleways
3. Strategic Landscaping / Habitat areas
4. Proposed Planting
5. Area designated for a Swale
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7. Retained Vegetation
8. Upgraded Drainage Ditches
9. Proposed focal point
10. Proposed Vehicular Link through to adjacent site.
11. Potential access to Sports Club expansion.
12. Raised road junction

:: SITE PLAN

Scale 1:1250

0 5 10 20 30 40 50 METRES

A2 | ILLUSTRATIVE SITE LAYOUT AS PROPOSED - SCALE 1:1250 @ A2

DRAWING | A | 41949 | 23E

Revisions :
- A - Site Layout changes to incorporate further urban design officer comments 04/06/2015 - MPJ
- B - Site Layout changes to incorporate further urban design officer comments 15/06/2015 - MPJ
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- D - Site Layout changes to incorporate further urban design officer comments 20/07/2015 - MPJ
- E - Application Site Edging Amended 05/08/2015 - SJB

Drawn : MPJ
Checked : RJF
Date : APRIL 2015

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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KEY

Key refers to areas within the site boundary.

- Site Boundary
- Site Entrance
- Pedestrian Links
- Existing Vegitation
- Proposed Vegitation
- Balancing Pond
- Proposed Residential Area
- Proposed Areas of Landscaping

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

A3 | PROPOSED DEVELOPMENT FRAMEWORK - NOT TO SCALE | DRAWING | **A | 41949 | 24A**

Revisions : **A - ALTERATIONS TO LAYOUT, MJC, 05/08/15**

Drawn : **MPJ**
Checked : **RJF**
Date : **APRIL 2015**

Project : **PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE**

Land & Property Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk

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KEY

- Site Entrance
- Existing Vegatation
- Vista Opportunities
- Pedestrian Circulation
- Proposed Landscaping
- Mews
- Low Density
- Medium Density

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

A3 | DENSITY DEVELOPMENT PLAN - NOT TO SCALE

DRAWING | **A | 41949 | 28A**

Revisions : A - ALTERATIONS TO LAYOUT, MJC, 05/08/15

Drawn : **MPJ**
Checked : **RJF**
Date : **JUNE 2015**

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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Warboys Parish Council

Clerk: **R. Reeves, M.A., D.M.S.**
Tel: *Ramsey (01487) 823562*
E-mail: *roy.reeves@warboyspc.freeserve.co.uk*

2 Blenheim Close,
Warboys,
Huntingdon,
Cambs., PE28 2XF.

Mr A Moffat,
Head of Development,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

12th May 2015

Dear Mr Moffat,

APPLICATION 1401887OUT
RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS
LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE, WARBOYS

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The Parish Council has considered the further information in connection with the above application. However there is nothing in the information to persuade the Parish Council to change its original decision and the Council therefore maintains its recommendation for refusal of the application for the reasons already submitted.

Yours sincerely,

R. Reeves,
Clerk.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

HDC DCC. CENTRE
- 9 DEC 2014
REC

Huntingdonshire
DISTRICT COUNCIL

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1401887OUT Case Officer Mr Andrew Cundy
Proposal: Residential development of up to 74 dwellings including access
Location: Land South Of Farriers Way AndBencroft LaneWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

☐ Recommend **approval** because .....(please give relevant planning reasons in space below)

☑ Recommend **refusal** because...(please give relevant planning reasons in space below)

See attached.

☐ No observations either in favour or against the proposal

.....Clerk to Warboys Town/Parish Council.

Date : 4 December 2014

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(Development Management)

Application No. 1401887OUT
Residential development of up to 74 dwellings including access – Land south of Farriers Way and Bencroft Lane, Warboys

The Parish Council recommends that the above application be refused on the following grounds:-

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(f) that there is existing evidence of flooding of gardens and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed;

(g) that the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of land to the south of the site at some point in the future which will be accessed via Farriers Way; and

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R. Reeves.
Clerk to Warboys Parish Council

4th December 2014

Parker-Seale, Debra (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 18 May 2015 19:50
To: DevelopmentControl
Subject: Comments for Planning Application 1401887OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 18 May 2015 from Mr Pidley-cum-Fenton Parish Council.

Application Summary

Address: Land South Of Farriers Way And Bencroft Lane Warboys

Proposal: Residential development of up to 74 dwellings including access

Case Officer: Mr Andrew Cundy

Click for further information

Customer Details

Name: Mr Pidley-cum-Fenton Parish Council

Email: pidleycumfenton@gmail.com

Address: 16 Pond Close, Pidley, Huntingdon PE28 3DB

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Construction traffic should be re-routed away from the Parish of Pidley-cum Fenton. These are the views of the Parish Council.

N

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S

Based Upon Ordnance Survey Sheet Nos. TL3180

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KEY FEATURES

1. Proposed Access to the development
2. Proposed Footpaths / Cycleways
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11. Potential access to Sports Club expansion.
12. Raised road junction

:: SITE PLAN

Scale 1:1250

0 5 10 20 30 40 50 METRES

A2 | ILLUSTRATIVE SITE LAYOUT AS PROPOSED - SCALE 1:1250 @ A2

DRAWING | A | 41949 | 23E

Revisions :
- A - Site Layout changes to incorporate further urban design officer comments 04/06/2015 - MPJ
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- E - Application Site Edging Amended 05/08/2015 - SJB

Drawn : MPJ
Checked : RJF
Date : APRIL 2015

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Land & Property Professionals
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KEY FEATURES

1. Proposed Access to the development
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:: SITE PLAN

Scale 1:500

0 5 10 20 30 40 50 METRES

A1 | INDICATIVE SITE LAYOUT AS PROPOSED - SCALE 1:500 @ A1 | DRAWING | A | 41949 | 22E

Revisions :
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Date : APRIL 2015

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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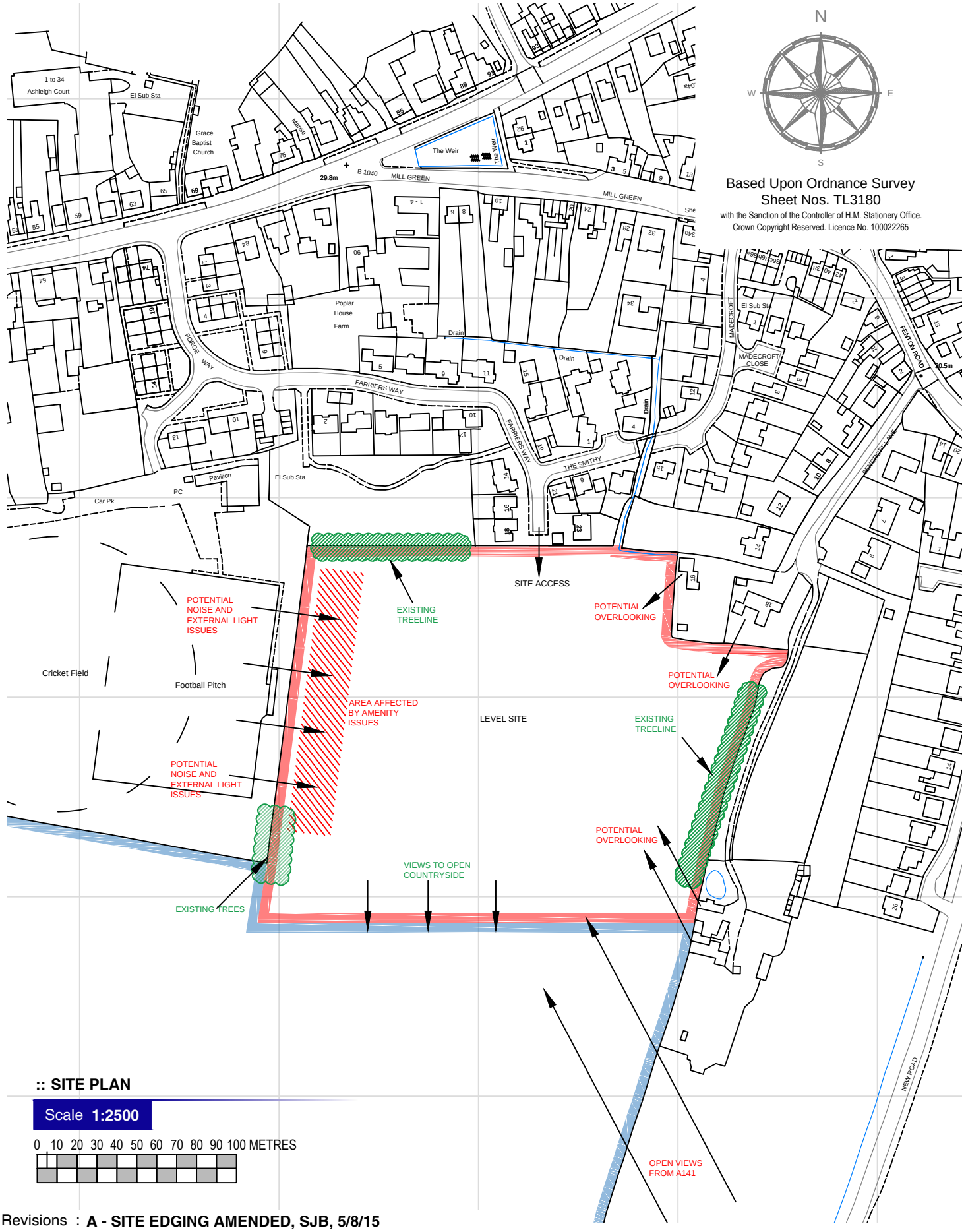

:: SITE PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES

Revisions : **A - SITE EDGING AMENDED, SJB, 5/8/15**

A4 | CONSTRAINTS & OPPORTUNITIES DRAWING | **A | 41949 | 16A**

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Date : **OCT. 2014**

Land & Property Professionals
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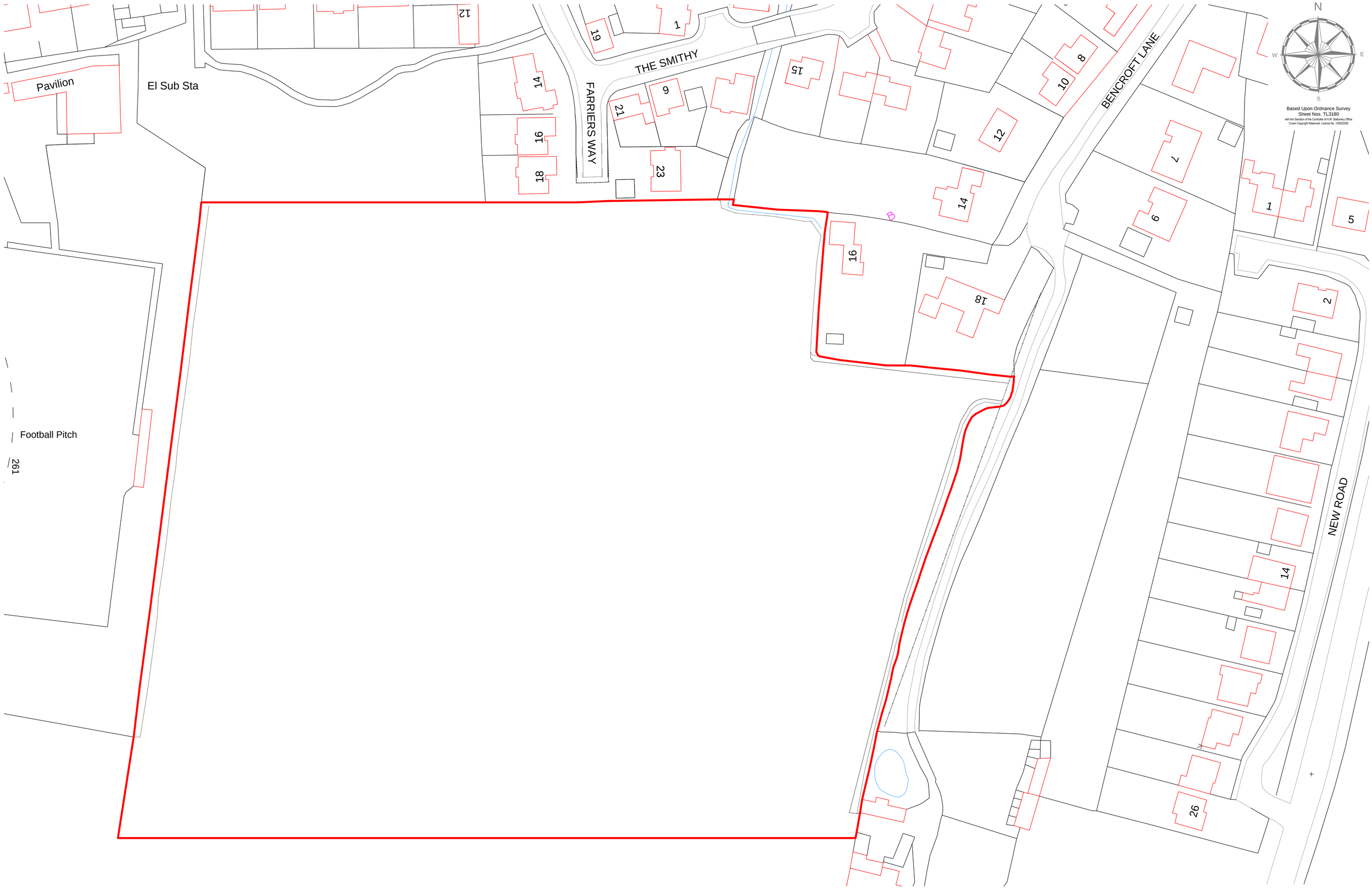

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:: SITE PLAN

Scale 1:500

0 5 10 20 30 40 50 METRES

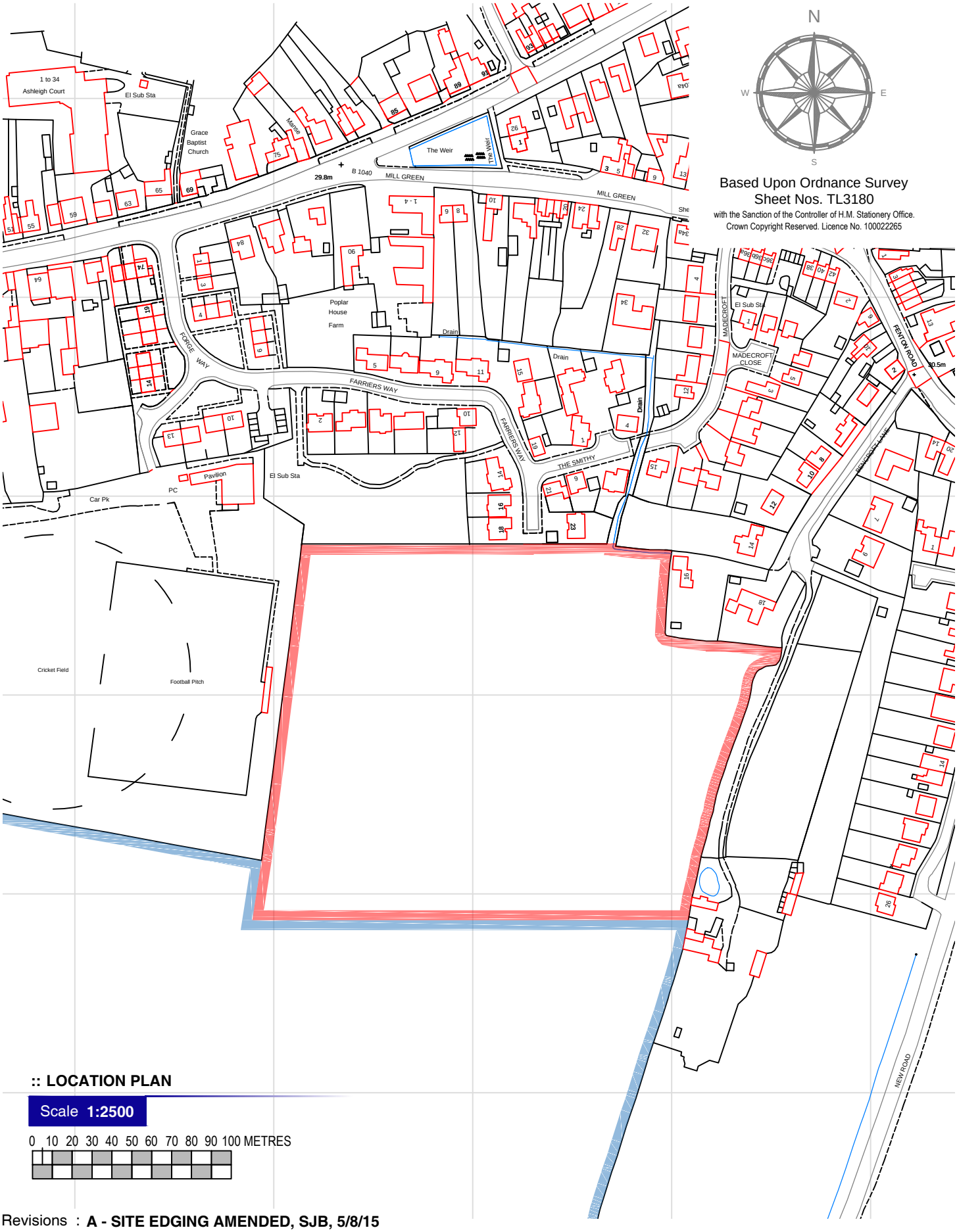
A1 | SITE AS EXISTING - SCALE 1:500 @ A1 | DRAWING | A | 41949 | 15A

Revisions : A - APPLICATION SITE EDGING AMENDED, SJB, 5/8/15

Drawn : MPJ
Checked : DJS
Date : OCTOBER 2014

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Land & Property Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk



:: LOCATION PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES

Revisions : **A - SITE EDGING AMENDED, SJB, 5/8/15**

A4 | LOCATION PLAN DRAWING | **A** | **41949** | **6A**

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

Date : **OCT. 2014**

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Ipswich Colchester
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KEY

- Site Entrance
- Existing Vegatation
- Vista Opportunities
- Pedestrian Circulation
- Proposed Landscaping
- Mews
- Low Density
- Medium Density

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

A3 | DENSITY DEVELOPMENT PLAN - NOT TO SCALE

DRAWING | **A | 41949 | 28A**

Revisions : A - ALTERATIONS TO LAYOUT, MJC, 05/08/15

Drawn : **MPJ**
Checked : **RJF**
Date : **JUNE 2015**

Project : **PROPOSED DEVELOPMENT**
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

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Ipswich Colchester
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KEY

Key refers to areas within the site boundary.

- Site Boundary
- Site Entrance
- Pedestrian Links
- Existing Vegitation
- Proposed Vegitation
- Balancing Pond
- Proposed Residential Area
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

A3 | PROPOSED DEVELOPMENT FRAMEWORK - NOT TO SCALE | DRAWING | **A | 41949 | 24A**

Revisions : **A - ALTERATIONS TO LAYOUT, MJC, 05/08/15**

Drawn : **MPJ**
Checked : **RJF**
Date : **APRIL 2015**

Project : **PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE**

Land & Property Professionals
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DEVELOPMENT MANAGEMENT PANEL – 21st SEPTEMBER 2015

Agenda Item No. **Address & Description**

3(a) **Residential development of up to 74 dwellings including access Land South Of Farriers Way And Bencroft Lane Warboys**

Since the report was drafted officers have received a letter dated 18th September 2015 from Warboys Residents Group. This letter has been circulated to all members of the Development Management Panel. All issued raised are addressed in the officer's Panel report.

In addition, five further letters of objection (two of the letters have attached a series of photos showing the existing level or car parking along Forge Way/Farriers Way) have been received from local residents. The letters raise no additional issues to those listed in Section 6 of the officer's report and in Friday letter.

3(b) **Hybrid application:- outline application for 125 dwellings; details of access, layout, appearance and scale included (with landscaping reserved for subsequent approval). Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage Land At Former Golf Course Houghton Road St Ives**

- This development falls within the parish of St. Ives, and not Wyton on the Hill.

- 1 representation from a member of the local residents road safety committee stating - Members of the road safety committee are concerned about the impact of more traffic coming from the development between 0800 and 0825 during school term time when over 500 pupils are walking to school along Green Leys.

  Officer Response: This report relates to S106 matters only. The planning application was refused by the panel in January 2015.

- **Affordable Housing:** These matters are still under discussion.

- **Strategic Green Space including Sustainable Urban Drainage (SuDs):** These matters are still under discussion.

- **MOVA Traffic Signal Control Software:** These matters are still under consideration.

- **Library contributions:** A contribution towards Libraries and Lifelong Learning Provision to mitigate the impacts of the development has been agreed with the County Council. The County Council are seeking a contribution of £28.92 per head of population increase. The total population of the development therefore equates to 482 new residents (184 dwellings x 2.62 average household size). Therefore the total contributions from this development which are required for mitigating the pressures on libraries and lifelong learning provision are **£13,940**

- **Education:** These matters are still under discussion.

- **Monitoring Fee's:** CCC are seeking fees to monitor this application, however this point is still under discussion as the time of presenting this item to DMP.

- Officers will where possible keep members updated on the position of this appeal but due regard is had to the timetable of the appeal set by the Planning Inspectorate. It is expected that the LPA and the applicant continue dialogue up to and including the appeal. Furthermore the Planning Inspector. It is for that reason the recommendation is now amended.

8. RECOMMENDATION:

That the Development Management Panel note the contents of this report, and having regard to the appeal timetable which may require changes and continuing discussions to the S106 legal agreement, delegates further discussions and final agreement to the terms of S106 Legal agreement to the Head of Development and/or the Planning Service Managers.

4(c) Demolition of existing building and construction of new 4 bedroom agricultural 2 storey dwelling with associated parking. The Chestnuts The Hollow Ramsey

A late representation has been received from the agent for the application providing additional background information relating to the submission of the application and making comment upon the Panel Report. The late representation was circulated to Members of the DMP on Monday 21 September 2015. As such, below is a summary of the late representation from the agent:

The representation sets out the context for the application, the history of the site and refers to the withdrawal of a recent application (2014). These points are all mentioned within the Panel Report. It should be noted, as outlined within paragraph 4.1 of the Panel Report that the Case Officer for a previous planning application 1401821FUL advised that the application be withdrawn due to the state of the building. Based on the state of the existing building to be replaced, it could not be demonstrated that the building had not been abandoned. The Local Planning Authority therefore considered that any dwelling proposed could not be considered as a 'replacement dwelling' but must be considered as a new dwelling in its own right.

In addition, the representation submitted by the Agent refers to the granting of planning permission for a replacement dwelling at Puddock Road, Warboys (relevant application reference 1000364FUL). Each application is determined on its own merits in accordance with the Development Plan, unless there are material considerations that indicate otherwise – as per the advice in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. It is noted that previous decisions for comparable schemes form a material consideration. However, there have been changes in national and local planning policies since the determination of planning application 1000364FUL. The Officer recommendation of refusal for this application has been reached following consideration of the proposed development in accordance with the Development Plan and all relevant material considerations.

The second recommended reason for refusal relates to flooding and the location of the site within an area of high probability of flood risk. The Panel Report notes the comments received from the Environment Agency. The representation submitted by the Agent outlines that greater weight should have been given to the comments of the Environment Agency which outline that they raise 'no objection'. Paragraph 7.45 of the Panel Report identifies the role of the Environment Agency and the role of the Local Planning Authority. In accordance with the specified roles

of each organisation, the Local Planning Authority has considered the proposal in accordance with the Sequential Test. The information submitted does not alter the Officer's recommendation of refusal.

The representation submitted by the Agent refers to the "personal opinion" given by Mr Peter Williams of Reading Agricultural Consultants, "who is based over 100 miles away in Reading and who has never visited the application site". Because of the nature of this application, officers considered it necessary to appoint Reading Agricultural Consultants (RAC) to provide the Local Planning Authority with independent advice on the need for a worker to live on site in connection with the land management enterprise. In accordance with the Councils agreed procedures, RAC was instructed to provide the Council with a desk top appraisal of the proposal, as in balancing the cost of consultant advice, the LPA will normally fund a desk top appraisal, with the applicant given the option of providing the extra funds for a site inspection by RAC. In this case the applicant declined to do so. Resultantly, Peter Williams of RAC undertook a desktop based assessment and provided a report for officers. The findings and recommendations of the specialist advice provided by Reading Agricultural Consultants have formed the basis for the Officer's recommendation of refusal.

The Agent outlines that the Officer has misinterpreted the findings of the Ford v SoS case (referred to within paragraph 7.26 of the Panel Report). The paragraph within the Panel Report has been taken from Development Control Practice and as such has not been misinterpreted by the Case Officer. It should be noted that as set out within the Panel Report, the 'temporary' functional need relates to the current occupation of the dwelling (which although currently occupied by Mr Stokes would become available again); not the need for Mr Stokes to be associated with the farm, as the Agent seems to imply.

4(h) Renovation of existing outbuilding, part demolition of outbuilding, erection of garaging and workshop/storage structures Brook House Farm Brook End Catworth

Agent/Applicant response to HDC Conservation comments

1) When the farmhouse was listed there was no farmyard (see the photograph in Figure 1). There were a number of very large buildings of different heights, constructions and designs on the land to the west of the farmhouse, several of which have been demolished recently and now give the impression of a yard.

2} The proposed outbuilding is of varying heights, designs and features to give the impression of organic growth over time, as per previous conservation guidance, and to reflect the variety of current and previous buildings on site. The design is clearly subservient to the farmhouse in terms of the materials used, the size, and the simplicity of the design and joinery.

3} Planning permission for a 2m high wall that clearly separates the farmhouse from the farm to the west has already been granted by Hunts DC (ref: 1401001FUL}, so this application does not create any additional separation.

4) If it is necessary to visibly retain the old doorways in the boundary wall, then the infill could be recessed to maintain the existing door outline or contrasting brick used.

5} The proposal is to use Building Integrated Solar PV, not separate panels, which are far less intrusive being built into the structure of the roof. There are no public views of the site from the south (private house X mile away through partially obscured window) or west (private farm buildings}, and the view of the farmhouse

from the west is almost completely obstructed by the existing building (see Figure 2}. Public views from the north and east are unaffected by the proposed development.

6} In line with sustainability guidelines the intention is to increase the sustainability of the property by using solar PV, rain water capture, and wood for heating (wood store). The solar PV will serve the farmhouse as well as the outbuilding. This will help to ensure that a building that otherwise has limited sustainability can become more environmentally sensitive without affecting any of the fabric of the listed building.

In conclusion, we feel that on balance this development is beneficial, rather than detrimental.

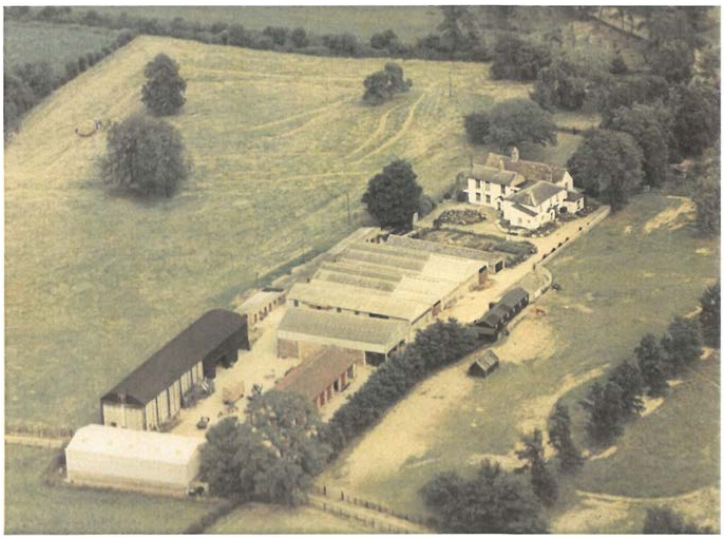

Figure 1 – aerial photograph of farmhouse and buildings

Figure 2 – view of farmhouse from the west

4(l) Erection of Bungalow & Associated Works (inc demolition of existing outbuildings) Land At 26 Wantage Gardens Little Paxton

In summary, the applicants:
- have no objection to Parish Council conditions
-suggest there is 'no objection' from Environment Agency (EA)
-consider the scheme is an enhancement of the previous refused application as it entails more garden for the occupiers of the proposed bungalow and adequate garden for the future occupiers of no 26 around the new building
- suggest the design is in keeping with the properties at 14a,15a and 15b Wantage Gardens

- advise that the proposed floor level of the bungalow would be 14.45m ODN and would not be significantly raised above the existing garden levels,
- resubmitted a plan from the EA of historic flooding of 1998 and 1947 created on 20th May 2015 which was submitted with the original application
- advise that the highest recorded 'downstream crest level' of 13.51OND from the nearest 'node point' would be 940mm lower than the proposed floor level of the bungalow and the Environment Agency's 'Recorded Flood Event Outlines' plan demonstrates that even in the extreme flood events of both 1947 & 1998 no flood water came anywhere near the site or any neighbouring properties.

Officer response:

The contents of the letter have been taken into account but do not alter the recommendation to refuse the application.

The applicants have neither explained how their proposal relates to the other EA plan submitted with the application which shows flood zone 2 including the site and surrounding area, nor considered surface water drainage or flood contingency planning. It is therefore considered that inadequate information has been submitted to assess if the proposed floor level is acceptable in terms of flood risk.

It should be noted that the Environment Agency response is not 'no objection' but 'no comment' as the EA do not comment on this kind of application.

It is therefore considered that the applicant has provided inadequate information to satisfy the Local Planning Authority that the future occupiers of the dwelling would not be at risk of flooding or that the proposal would not worsen flood risk in the area.

4(j) Proposed exception site housing development (Erection of twelve dwellings) Land South Of The Rhees And Between Greenacres And Bramley Lodge Bluntisham Road Colne

Since the publication of the report, three further emails of objection from the local residents have been submitted to the Local Planning Authority. All three objectors have previously objected to the planning application.

Councillors have been copied into the emails received. It is considered that the further comments made have been addressed in the officer report.

One comment has been made with regard to the description of the site in the officer report. The S106 report in the heading email states Bluntisham. However this is a typing error and should read Bluntisham Road. The Officer report also states in the introduction (of the report) that Bluntisham Parish Council is in support of the scheme. Once again, this is a typing error, and should read that Colne Parish Council is in support of the scheme.

TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL 2015

CHANGES TO THE AGENDA

Item 3 (a)
Residential development of up to 74 dwellings including
Access at Land South of Farriers Way and Bencroft Lane, Warboys

Since the officer report was drafted officers have received the following comments from Warboys Parish Council

From the information available, it does not appear that anything has changed to improve the access arrangements via Farriers Way and Forge Way. As one aspect of the proposed Section 106 Agreement is to require a potential vehicular access to be provided to land at Fenton Field Farm, there is a distinct possibility of a further 14 dwellings or thereabouts using Farriers Way and Forge Way for access purposes which will exacerbate the situation for the residents of those streets. Unless I am mistaken, the traffic assessment also still fails to acknowledge the fact that another development is currently taking place (the former Clifford's Garage site) that will use Forge Way for access will increase the volume of traffic on that road.

The Planning Committee therefore reiterated their previous decision to recommend refusal of the application for the reasons previously submitted with the exception of reason (g) as the hammerheads to the land to the south have been omitted from the indicative site layout.

The Planning Committee has also considered the content of your report to the Development Management Panel meeting to be held on 21st September. Paragraph 7.70 of that report refers to the future maintenance of the open space to be provided by the developer if the application is to be approved. This refers to the possibility of the open space being maintained by a maintenance company set up by the developer and funded through contributions by the residents on the estate. The Parish Council are firmly of the opinion that open space should be in public ownership and available for the benefit of all residents. This is particularly important in this case as part of the open space is to be joined with Jubilee Park which is owned and maintained by the Parish Council. It would be illogical for half of an open space to be maintained by the Council and half by the residents. It is also double taxation in the case of the residents. The Council would therefore ask for the Section 106 to require the open space to be offered in the first instance to the Parish Council and only if the Council refuse, that it should be dealt with by a maintenance company.

Paragraph 7.14 of the report refers to the CIL contributions being paid to the Council (presumably the District Council) who would then be responsible for spending it. For the avoidance of doubt, I'd be grateful if you would confirm that this will be distributed through the CIL formula that has been approved whereby a proportion will be transferred to the Parish Council.

With regard to the proposed contribution for outdoor sport mentioned in paragraphs 7.68 and 7.69, the Parish Council has reached provisional agreement with the Warboys Sports Field Committee for the transfer of the ownership of the sports field to the Parish Council. Negotiations are progressing for the Parish Council to fund and construct a replacement village hall incorporating changing facilities and a cricket pavilion for users of the sports field. If a contribution is to be made for outdoor sport, the Council would hope that this will be used to help fund that development. It would therefore be helpful to know which organisation it is proposed that the payment is to be made to.

Officer response
Highways and S106 issues are addressed in the officer panel report
Since the officer report was drafted the following comments have been received from the agent for the remainder of the site allocation WB1.

- The client's preference is for access off a suitably improved Bencroft Lane
- Notwithstanding they accept that there needs to be an acceptable arrangement to access all or most of the development from Farriers Way and what is proposed clearly disadvantages his client.
- Wish to be consulted on the wording of the S106 with regards to the provision of access to his site
- That there also needs to be a paragraph in the S106 regarding co-ordination of drainage

Officer response.
Access to the remainder of the site allocation will be secured by S106. Drainage issues are covered in the officers report and by planning conditions

Since the officer report was drafted the following comments have been received from 4 local residents

- An in proportionate amount of traffic would be imperilling the lives of the residents of The Forge and Farriers Way not to mention the most vulnerable village people at the bottleneck entrance and the blind bend.
- Concerned that the construction traffic and extra local traffic will be very dangerous for my two children aged 10 and 6 and the elderly people living nearby
- The infrastructure around this development is not sound and does not support it, in education, sewage, surface water flooding and drainage, doctors surgery, school however again most importantly emergency access to the site and vehicle overload.
- That the surface water surveys completed on behalf of the developer do not provide sufficient data with regard to the land behind my property
- I have a ditch at the bottom of my property and am concerned that if the development is given, my property and garden could be liable to flood
- The statement that the land falls into Zone 1 flood risk tables is correct
- The maps submitted by the developers are contrary to those provided by the Environment Agency in that the site is at high risk of surface water flooding
- A drainage pond on the corner of the site will be inadequate for the amount of water, particularly when a large area will be concreted

Officer response

The Environment Agency raise no objection to this application. Drainage issues are covered in the officers report and by planning conditions

Officers have also received a 171 signature petition against the proposed development. The signatory object on the grounds that the development represents up to 720 car movements per day through Farriers Way, Forge Way and potentially Madecroft, that local amenities will be overstretched and that it will create a new town within the village without the infrastructure to support it.

Officer response
The Officer's report has addressed the principle of a residential development on site, as well as the transport assessment for the site. The Highway Authority raise no objection to the scheme, subject to planning conditions.

Since the report was drafted, officers have received, from the local residents group, a review of the applicant's ecology reports carried out by an independent Ecologist. The report comments relate to Great Crested Newts, Bats and Water Voles.

Great Crested Newts
The Ecologist emphasises that the conclusions within the original Ecological Surveys were reasonable based on accepted survey techniques. However, the Ecologist has received personal verbal communication from a neighbouring resident that 'each spring he annually observes great crested newts in the ditch at the rear of his garden which forms the North East corner Boundary of the application site'. The Ecologist states therefore that the absence of G.C.N. from the application site and the need for a European Protected Species Development Licence from Natural England cannot be ruled out without further survey effort. The surveys should include as a minimum: a spring survey in the ditch in question to confirm presence/absence of the species. If found an assessment of the size of the GCN population will be made and the appropriate mitigation measures established.

Water Voles
The ecologist states that a survey for water voles was recommended on the drain on the east and north of the site. These have not been undertaken and that this should be undertaken immediately. Concern was expressed by the Ecologists that the layout of the site shows encroachment within the 5 metre set back zone required by Natural England. The new proposal for a vehicular link across the ditch on the east into the adjacent site may be of concern. Surveys should be undertaken immediately.

Bats
Surveys for Bats were recommended within the mature boundary trees. The applicant's Ecologists expressed concern that lighting generated by the development would disrupt Bats if roosting, breeding or foraging in the area. Surveys should be undertaken immediately. Note, if found the layout of the houses and rear gardens will require revision.

Officer comment
Further discussion has been held with the council's wildlife officer.

Members are reminded that the application is an outline proposal with access for consideration only. Detailed matters relating to appearance, landscaping, layout and scale have been reserved for subsequent approval.

It is considered that in view of this new information a condition requiring a Great Crested Newt survey be appended to the decision.

Issues relating to water voles and bats are addressed in the officers report and a condition has been attached requiring a further water vole and bat survey

The findings from these surveys may influence the final layout, which will be determined at reserved matters stage.

Item 4(a)
Erection of storage building with ancillary offices & use of land for outside storage with surfacing, drainage works & landscape planting

Land North Of Needingworth Industrial Estate Needingworth Road Needingworth

> Confirmation of the details for the cross over for the pedestrian link have been received and officers are now satisfied with the design. The link is not considered to cause harm to the visual amenity of the area.

Item 4(b)
ERECTION OF 2 DWELLINGS REAR OF AUTUMN LODGE AND ALTERATIONS TO EXISTING ACCESS

A revised drawing (1589/02 Rev B) showing the proposed drainage scheme has been submitted, reflecting the omission of the proposed garage to the front of Autumn Lodge from the scheme. Due to the nature of the amendment, amending the plan solely for consistency, the Parish Council and neighbouring properties have not been consulted following the submission of the amended plan. The occupiers of neighbouring properties have not been prejudiced as a result of the submission of the revised plan. PLAN ATTACHED.

Three further written representations have been received since the compilation of the Panel Report.

The occupier of 1 Church Close has noted the amendment to the scheme with the removal of the garage from near to the conservatory. Whilst the removal of the garage is welcomed by the neighbour, surprise is raised that Autumn Lodge is a large property and is not to have a garage. Assurance is sought that a follow on application for a garage will not be supported – the role of the LPA is to determine applications as submitted and would not be able to stop the submission of an application should the owner wish to submit one.

The occupiers of 3 Church Close have further objected to the scheme, raising concerns about the loss of the garage and amenities to Autumn Lodge, noting the previous refusals on the site, and also repeating comments regarding ecology.

The occupier of no. 2 Mill Lane has provide a copy of a representation previously submitted. Therefore, the issues raised within the representation received have been raised and address within the Panel Report.

Representation has been received from the Middle Level Commissioners. The representation received outlines that the applicant has not yet provided adequate evidence to prove that a viable scheme that meets the Commissioners'/Board's requirements and current design standards exists, that it could be constructed and arrangements have been established for the whole life funding, management and maintenance of the associated water level/flood risk management systems or advised whether there is any material prejudice to our systems, the local water level management systems, water, natural or built environment.

As stated within the Panel Report, the Local Planning Authority's Drainage Officer has confirmed that the proposed drainage scheme submitted could provide adequate drainage. Notwithstanding this, the submission of a satisfactory drainage scheme can be secured by condition and no Officer objections are raised in this regard. The proposal is therefore considered to accord with the aims of the NPPF, policies CS8 and CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Adopted Core Strategy 2009 and emerging policies LP1 and LP6 of the Huntingdonshire Local Plan to 2036, Stage 3 2013.

4(f)

PROPOSED 13 X 2/3 BEDROOM AFFORDABLE HOUSING ON THE SITE FORMERLY OCCUPIED BY ASHTON HOUSE BROADWAY, Yaxley

A Unilateral Undertaking for the provision of wheeled bins was submitted to the LPA on the 11th September 2015.

4(h)

Renovation of existing outbuilding, part demolition of outbuilding, erection of garaging And workshop/storage structures - Brook House Farm, Brook End, Catworth

The reason for refusal in the report (page 220) shall be amended to:

The proposed extensions to the existing outbuilding would, by reason of their excessive scale, form, prominence and overall design, represent an incongruous form of development that would adversely affect the character and appearance of the setting of the adjacent Grade II Listed building and as such, would be harmful to the significance of the listed building. As such the proposal is contrary to En2 and En25 of the Local Plan 1995; CS1 of the Core Strategy 2009; and draft policies LP1, LP11 and LP13 of the Draft Local Plan to 2036 Stage 3 2013.

This is because reference should to be made to the current Local Plan draft, not the targeted consultation.

For clarification, the reason for refusal is for both the FUL and LBC applications.

Item 4(j)
Proposed exception site housing development (Erection of twelve dwellings)
Land South Of The Rhees And Between Greenacres And Bramley Lodge Bluntisham Road, Colne

The County Fire Safety Team have requested a condition is imposed to ensure fire hydrants are installed. A condition will be attached to the decision notice if councillors are minded to agree with the officer recommendation of approval.

A typing error in the officer report noted Warboys as the Parish Council. This should have read Colne Parish Council.

Item 4(k)
Erection of dwelling and associated garaging, parking and turning following demolition of outbuilding and garage Land At And Including 51 London Street Godmanchester

The application has been withdrawn

Item 4(l)
Erection of Bungalow & Associated Works (inc demolition of existing outbuildings)
Land At 26 Wantage Gardens Little Paxton

1. Flood related implications

Update to paragraph 5.3 and paragraphs 7.17- 7.25 of the report:

HDC Engineer: The applicants' submission is inadequate with regard to flood related implications.

Officer response: The applicants have been given the opportunity to provide an adequate Flood Risk Assessment but no response has been received. Therefore the application should be refused in relation to the inadequate consideration of the flood implications.

However, it is noted that the applicants' agent supplied a sequential test report in association with another application 1402091FUL for Little Paxton in April 2015 to demonstrate that there are no reasonably available sites within the District with a lower probability of flooding which would be appropriate for the application proposal. The report assesses the alternative sites in the Huntingdonshire Strategic Housing Land Availability Assessment (SHLAA) for their availability, suitability and achievability. The report demonstrated that these sites are not reasonably available. It is therefore considered that it would be appropriate to revise the second ie flood-related reason for refusal from paragraph 7.25 and section 8, reason 2 to delete reference to the sequential test as follows:

At paragraphs 7.25 and section 8 reason 2 substitute the following reason for refusal

> **Insufficient information has been submitted by the applicants to allow the Local Planning Authority to consider the flood implications of the development (including risk to future occupiers and the surface water drainage and displacement implications) associated with the site's location in an area defined as being a flood zone 2, which is at medium risk of being flooded (between 1 in 100 and 1-1000 year floods). The proposal is therefore considered to be contrary to policies CS9 of the Huntingdonshire Local Plan 1995, CS1 of the Adopted Core Strategy, LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and paragraphs 100 and 101 of the National Planning Policy Framework and paragraphs 018 - 022 of the Planning Practice Guidance.**

2.Wheeled bin unilateral undertaking (see paragraphs 7.28-7.29 of the report):

The agent has submitted a revised wheeled bin unilateral undertaking but there are errors in it and corrections are awaited. If a satisfactory unilateral undertaking is not received, a further reason for refusal should be added to section 8 as worded in the paragraph 7.29 of the report.

Yours sincerely

Andy Moffat
Head of Development

Stage 3 and Targeted Consultation comments Farrier's Way and Fenton Field Farm (Combined as a single site at Stage 3)

Stage 3 comments:

Name, Organisation	Comment ID	Type of Comment	Comment
Mr Roy Reeves Warboys Parish Council	St3-LP503	Object	Proposed Allocation (Housing) WB1 The Parish Council objects to the inclusion of the site south of Farriers Way for housing development. The Parish Council regards the suggested access via Forge Way and Farriers Way to be incapable of sustaining traffic for an additional 70 houses. The Council agrees with the inference in the draft Plan that Bencroft Lane is unsuitable for vehicular access and does not regard an additional access to the A141 as being acceptable. The latter would require a new junction situated between two existing roundabouts at Fenton Road and Church Road where traffic is usually travelling at or in excess of the speed limit. As an alternative, a third roundabout in such a short stretch of highway would be both unsuitable and too costly to deliver from a development of 70 dwellings. Moreover if the development of this site were to proceed, there would inevitably be pressure from the owner of the land to the south for a further allocation in the next Local Plan on the basis that a precedent had been set for new development in the village in this direction. Local estate roads would be incapable of accommodating the accesses required.
Mr and Mrs J Stokes c/o Agent	St3-LP689	Support	Huntingdonshire District Council's proposal to allocate land south of Farrier's Way, Warboys (land edged red on the attached drawing ref. A/41658/1) for residential development (Draft Policy WB1) is continued to be wholeheartedly supported. The Council's commitment to take forward to the proposed allocation (for residential development of approximately 70 homes, appropriate highway works, landscaping and creation of pedestrian/cycle links) is wholly endorsed. As noted within our submission as part of the previous consultation phase of November 2012, the site lies close to the village centre and adjoins the extensive settlement framework on two sides, where new development is acceptable in principle. The site does not fall within the village Conservation Area and is some distance from the nearest Listed Building or Scheduled Ancient Monument. The land immediately adjoins large areas of Public Open Space to the west and north-west, which includes sports facilities (including playing fields and cricket pitch) and amenity open space. It is therefore evident that the site remains in an extremely sustainable location close to the wide range of services and amenities available within Warboys, including shops, primary school, library, public houses and employment opportunities. It is reiterated that the village has good transport links with frequent bus services to larger centres such as Huntingdon and St Ives. Moreover the nearest train station is a distance of approximately 6.5 miles at Huntingdon which provides regular services to London, Peterborough and Newcastle-upon-Tyne. The design of the housing development will ensure the character, appearance and visual setting of the local area is preserved and enhanced. Despite the withdrawal of PPS3, current guidance in respect of housing densities has retained an informal target of achieving at least 30 dwellings per hectare. This would derive a total of approximately 120 dwellings. It is acknowledged however that development should be built out at lower densities to reflect the edge of settlement location. The area is already characterised by modern two and two-and-a-half storey detached houses set in medium sized plots. The proposed residential scheme would complement the existing local development, particularly the existing development along Farrier's Way. The development will be accessed from Farrier's Way, which is considered to be of adequate access and egress to and from the site. Moreover development of the site will ensure the provision of additional and enhanced pedestrian and cycle links through the site, to adjoining land, and if appropriate, across the wider area. It is particularly envisaged that sustainable links will be created between the site and the adjoining public amenity land (to the northwest) and Bencroft Lane (to the east). For the avoidance of doubt there remain no site, legal or ownership constraints that would prevent the development coming forward in an expedient manner. Indeed very few constraints have been identified by the Council during the previous consultation stages or during preparation of its SHLAA. Moreover the allocation of the land for residential purposes will provide opportunities to secure appropriate contributions towards local infrastructure, facilities and services. It is anticipated that the development will be liable to pay an appropriate level of Community Infrastructure Levy (CIL) and/or Section 106 payments.
Mrs C J Sutcliffe Warboys Sports	St3-LP251	Object	Dear Sir please find below a copy of the letter that was sent to the District Council in November 2012 informing you that the Sports ground in Warboys is in private hands/ownership and is used for organised sport as laid down in our constitution. I believe you recently held a meeting

Ground Trust			which the public were invited to and the potential development site south of Ferriers Way, Warboys. Cambs (Huntingdonshire Local Plan to 2036. was discussed and a member of the panel did not appear to have all the correct facts to hand. Please can you amend your records of this and let me have any further information you have regarding this development at your earliest convenience. On behalf of the Warboys Sports and .Social Committee Caroline Sutcliffe Secretary Warboys Sports ground Committee 8th November 2012 Dear Sirs Re: Potential development site south of Ferriers Way, Warboys. Cambs (Huntingdonshire Local Plan to 2036. We refer to the potential development sites at Warboys and the proposals for 70 dwellings adjacent to the Warboys Sports field, south of Ferriers way Warboys. We the sports field committee managers of the sports ground strongly object to the proposal of the pedestrian and cycle access to the sports ground to the west. We suffer enough vandalism now, another access would cause us more problems! The sports field is in private hands/ownership and is used for organised sport as laid down in our constitution. We would also request that the owner of the land be prepared to enter into negotiations to provide land for a further football pitch plus a sum of money to develop the pitch. This should then be made over to the Sports Field Committee. The extra land is needed to cope with the increase in the population of Warboys because of the 70 dwellings, especially the young sports minded cricket, football etc... Our ground is now full to capacity with sport all year round it never has an opportunity to repair and regowth efficiently. We ask you to consider our concerns at your earliest convenience and hope that a practical solution can be achieved to the benefit of all.
A and A Augstein	St3-LP482	Support	We are writing on behalf of our client's, A and A Augstein in respect of the above land, currently accessed from Bancroft Lane as part of the proposed allocation (housing) WB1 south of Farrier's Way, Warboys (previously WB2). To support this proposal we enclose the following information for your consideration. 1) Transport study prepared by Transport Planning Associates dated July 2013 2) Confirmation from Cambridge Water Company that their services are available to the site. 3) Confirmation from UK power networks that their services are available to the site. Transport Planning Associates highways report concludes that vehicle access to this site via Bancroft Lane is considered to be achievable, for a number of houses. The provision of this access means that this site would have easy vehicle and pedestrian access to the centre of the village. The balance of the identified site will still have its vehicle access from an extension of Farriers Way, however our client's site can be designed in such a way that possible pedestrian and cycle access is also available from the adjacent site across it into Bancroft Lane. The enclosures show that the services can be provided to this site making development feasible. Landscaping can be provided on the sites southern boundary in co-ordination with an extension of the landscaping on the adjacent site. We believe the information provided supports the proposal for the allocation of housing land WB1 identifying the possibility of vehicular access form Bancroft Lane.
Mr & Mrs R Smith	St3-LP570	Support	We support the allocation of land shown in WB1. We note the access is to be from Farriers Way, but our client's land is served dircetly by access to Bencroft Lane, to which we agree there should also be pedestrian and cycle access.
Mr Simon Holland	St3-LP685	Object	The proposed allocation involves a greenfield site. There is no justification for the allocation. There is no evidence to demonstrate that the applicant or the Council has carried out a sequential assessment of the availability of other brownfield sites in the locality. Even in the event that there were no other available brownfield sites available, there are other greenfield sites to the north and west of the village which are preferable to this proposal in terms of their accessibility and connectivity with the village. The proposed allocation is too large for the village. It is highly unlikely that the site would be developed as proposed. It is far more likely that the site would be developed at a much higher density, in accordance with national planning policy objectives which require developers to make an effecient use of land. Even if the site were developed with 70 houses as proposed, it would place significant pressure on existing infrastructure and resources. It is understood that the local school and surgery already operate at capacity. There is no eveidence to demonstrate that there is a local need for the proposed level of housing nor evidence to demonstrate the adequacy of existing infrastructure. The development of the site would have a significant and harmful impact on the appearance of the landscape. It would urbanise the area and have an adverse effect on the character of the immediate environment and on the amenities of existing residents who adjoin the site. The Council's consultation exercise does not provide details of whether the site has been the subject of a Traffic Impact Assessment,

			Environmental Impact Assessment, Ecological Assessment or Flood Risk Assesment. If the site were to be developed for 70 homes it would result in an additional 420-560 additional daily vehicular trips (based on TRICS figures) which would compromise highway safety due to the inadequacy of the local road network to accomodate such a significant increase in traffic. The Council cannot consider a proposed allocation in the absence of such important assessment criteria. For the reasons set out above, the allocation of the site for housing would not represent sustainable development as defined by paragraph 7 of the National Planning Policy Framework (NPPF). There is also significant local concern about the Council's level and nature of public consultation. Many local residents who adjoin the site are completely unaware of the consulation document and the implications of this proposal. The lack of public comment on this significant proposal is evidence of this. It is also of note that the only local support for the allocation appears to be the landowner.
Lorraine Rowbotham	St3-LP992	Object	Very concerned about recent news of proposed planning for 70 new houses off Farriers Way. My main concern is Farriers Way being used as an access road off the High Street to this new development. It is already congested with parked cars down a relatively narrow road. The amount of traffic coming down Forge Way to the Sports and Social club, already causes access problems on that bend. Just this morning I yet again had to reverse back down my road because of oncoming traffic trying to access sports and social. It's hard even now to navigate these two roads. You have to take into account the parking problems down Forge/Farriers way, because of smaller or no driveways for the amount of cars that these large house have. Alot of cars have to park on the road. The extra amount of cars down Forge/Farriers caused by this proposed development would cause extreme and dangerous congestion/ driving conditions. Not to mention the creation of additional traffic accessing the High Street in a central location. Why not make the access to this new development off Church Road (main route into Warboys) and just have footpath access to Farriers Way to connect the two roads - like Madecroft rd into Farriers Way. This would stop traffic problem in Farriers and make people cycle or walk into the centre of the village . Another point is what about the shops closing in the village when we are having all these new developments being built. The bakers, bank, hardware, butchers have all gone in the 10 years since I have lived here. We don't want Warboys to become a commuter village where ther is no community, no shops and everyone just goes from their house to the cars for everything. More development needs more ammenities - extra shops, cafe etc. Not everyone wants a soul - less village, where no one talks to each other. Final point. Will the new development just be a clump of house plonked down with no thought to aesthetics? - like in Farriers Way, or will some thought go into making the road interesting and at least pleasing to look at. At least we have Jubilee Park in the road, with the lovely orchard and some benches - a step in the right direction.
Mr Martin Kirk	St3-LP1197	Object	I am dismayed to discover, at the eleventh hour, that there are plans afoot to construct an additional 70 to 120 houses on land to the south of Farriers Way. Mr and Mrs J Stokes comments, contained on these pages, can have only come from someone with a vested financial interest in the proposed housing development and not from a resident of Farriers Way, as they have no appreciation of the traffic problems that exist in Farriers Way at present. There are a number of bungalows in Forge Way which are occupied by the elderly and infirm and the houses in Farriers Way and The Smithy are either 4 bed or 5 bed houses, in which the families that live in them have children who drive and thus have cars of their own. The 4 bed houses however, have just one off road parking space and the 5 bed houses have just two off road parking spaces. With an average of at least three cars per household, on street parking is necessary and this chokes up the road as it is, without adding 70 to 120 further houses and as many as 300+ additional vehicles by virtue of building additional houses. Planning guidance shows that upward of 120 houses could be built on the land that has been identified for development (I set no store by the figure of 70 houses as this can always change) yet at present the road can't even cope with the 43 properties that currently exist. This was a major consideration when planning was granted for the Farriers Way development, some 12+ years ago. At that time, the planners insisted that Madecroft was blocked off to traffic, as to allow any additional traffic to use the street would pose a great risk to the residents and more specifically to the elderly population of Forge Way. Adding a further development of up to 120 houses would greatly exacerbate the already chronic traffic conditions in Farriers Way and Forge Way and would fly in the face of previous planning decisions. If there were a need for access to the land south of Farriers Way, then ultimately it should either be from the A141, or from Church Road B1040 next to Gladwins Car Repairs (an already derelict and unoccupied piece of land) and not from Farriers Way. Fundamentally I see no need for further housing in Warboys. There are no jobs here, so anyone coming to live here would almost certainly be a commuter, travelling back to Huntingdon or St Ives for work, or to make use of transport links to other areas such as London. Wyton Air

			Base and Alconbury Air Base have closed and have space for many thousands of houses which would be located much closer to the amenities, employment and transport links that Warboys emphatically lacks. These sites should be fully utilised first.
Sarah Bedford	St3-LP1255	Have observations	As a resident of Farriers Ways I need to draw your attention to my concerns regarding the proposed development to the rear of Farriers Way. When you enter Forge Way, leading to Farriers Way there are approximately 20 sheltered/elderly peoples bungalows on a bend, they have no provision for off road parking for themselves, carers and visitors, so they have to park on the road. I have also notice some of the residence on the High Street who have the yellow line in front of their house and no off road parking also park in Forge Way on the road. This makes it extremely dangerous and a blind spot, The parking is bumper to bumper until you reach Farriers Way. Frequently I have to reverse because of oncoming traffic. Parking continues to be a problem when you reach Farriers Way. The majority of the houses are five bedroom, some houses have up to six cars, (that without taking into consideration visitors) so they have to park on the road, which also causes huge problems. Unfortunately, when the developers/council agreed to the initial development didn't think to provide suitable off road parking to cater for this. Also, the width of the road seems to be very narrow. You also have the Sports and Social Club half way down Forge Way. It is a very well used facility day and night which also causes problems. The car park is not big enough so patrons park in Forge/Farriers Way which often causes further problems for use of the road and residents. If you look at the entrance/road for Pathfinder Way, Warboys it was built to accommodate the volume of traffic and is wider, safer for all. If they plan to use Forge/Farriers Way for access to build it is not suitable for large vehicles or any increase in traffic. It would be irresponsible to agree to the proposed development of 70 houses, this would lead to an increase of at least another 140 cars using a road not suitable for the existing residences. I would suggest that another entrance/exist be found for the proposed development.

Targeted Consultation Comments:

Name, Organisation	Comment ID	Section	Type of Comment	Comment
South of Farrier's Way, Warboys				
Roy Reeves Warboys Parish Council	LP-TC119	WB 5 South of Farrier's Way, Warboys	Object	The Parish Council objects to the inclusion of the site south of Farriers Way for housing development as the suggested access via Forge Way and Farriers Way is incapable of sustaining traffic for an additional 75 houses. The Parish Council has recommended refusal of a planning application already submitted for development of the site. If the development of this site were to proceed, there would inevitably be pressure from the owner of the land to the south for a further allocation in the next Local Plan on the basis that a precedent had been set for new development in the village in this direction. Local estate roads would be incapable of accommodating the accesses required.
Stewart Patience Anglian Water Services Ltd	LP-TC505	WB 5 South of Farrier's Way, Warboys	Have observations	Policy WB 5 requires applicants to obtain confirmation from the Environment Agency and Anglian Water that foul water flows can be accepted from this development. It is Anglian Water's responsibility to bring forward any necessary improvements to Oldhurst Water Recycling Centre (formerly wastewater treatment works) to accommodate additional growth which will identified in the Asset Management Plan to be agreed with OFWAT.
Judit Carballo Cambridgeshire County Council	LP-TC292	15.74	Have observations	This paragraph should be amended to read; Vehicular access to the site will need to be provided via an extension of Farrier's Way. Pedestrian access should be provided through the site to Farrier's Way, as well as to Bencroft Lane by way of links to 'Fenton Field Farm, Warboys' and to the footpath through the area of open space between the site and Farrier's Way to aid integration of the site into the village and

				maximise accessibility for pedestrians. A transport assessment (in accordance with Policy LP22) and accompanying travel plan will be required.	
Fenton Field Farm, Warboys					
Judit Carballo Cambridgeshire County Council	LP-TC293	WB 6 Fenton Field Farm, Warboys	Have observations	This site was formally part of WB5 with access via Fentons Way. The County Council does not support the intensification of use of Bencroft Lane and therefore if this site were to remain as a separate allocation then access should only be through allocation site WB5 as Bencroft Lane is not suitable in relation to its inadequate width, lack of pedestrian facilities and the poor vehicle to vehicle visibility at its junction with Fenton Road.	
Roy Reeves Warboys Parish Council	LP-TC120	WB 6 Fenton Field Farm, Warboys	Object	The Parish Council objects to the inclusion of the site for development for 15 homes. Separating this allocation from WB5 to which it was combined in Stage 3 leaves the only possible access as Bencroft Lane which is inadequate to accommodate further traffic. The Parish Council has recommended refusal of a planning application already submitted for development of the site.	
Andrew Campbell for B E A Augstein	LP-TC139	WB 6 Fenton Field Farm, Warboys	Support	We support the separate development of WB6 rather than it being developed in association with WB5. See attached email dated 18th March 2014 to Andrew Cundy. We otherwise support Policy LP4. **See supporting document: Andy Campbell-Mr Augstein-email to A Cundy**	
Stewart Patience Anglian Water Services Ltd	LP-TC506	WB 6 Fenton Field Farm, Warboys	Have observations	Policy WB 6 requires applicants to obtain confirmation from the Environment Agency and Anglian Water that foul water flows can be accepted from this development. It is Anglian Water's responsibility to bring forward any necessary improvements to Oldhurst Water Recycling Centre (formerly wastewater treatment works) to accommodate additional growth which will identified in the Asset Management Plan to be agreed with OFWAT.	

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